



**MAY WHETTER & GROSE**

**2 BOSCAWEN ROAD, ST. DENNIS, PL26 8AP**  
**GUIDE PRICE £198,000**



A WELL POSITIONED CHAIN FREE MID TERRACE THREE BEDROOM HOUSE, WITH GARAGE, OFF ROAD PARKING AND ENCLOSED REAR GARDEN. THE HOUSE IS SITUATED ON A POPULAR NO THROUGH ROAD, FURTHER BENEFITS INCLUDE AN UPDATED KITCHEN, UPDATED ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS PROPERTY. NO ONWARD CHAIN. EPC - E





### Location

The village of St Dennis is situated within easy access of the A30 and offers a range of amenities including a shop and post office, public house, doctors surgery, and primary school. St Austell town centre is situated approximately 7 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Eden Project and picturesque port of Charlestown are situated a short drive away. The town of Fowey is approximately 16 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property. There are bus services from St Dennis to St Austell, Truro and Newquay.

### Directions

From St Austell take the A3050 and then the B3279 towards St Dennis. Upon entering the village, at the crossroads at the top of the village, just before the Petrol Station turn right into Gothers Road. Go past the Fire Station on the left hand side of the road and take the first main left turning onto Trelavour Road. Proceeding down hill, turn left into Kellow Road. The road bears around to the right. Take the second left turning on to Boscawen Road. The chain free property is located on the right hand side of the no through road.

### Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper and lower patterned frosted obscure glazing allows external access into entrance hall.

### Entrance Hall

10'7" x 5'11" (3.24 x 1.82)



With matching sealed glazed unit to right hand side of front door, providing additional natural light. Carpeted

stairs to first floor. Wood effect laminate flooring. Wall mounted electric radiator with in-built thermostat. Twin doors open to provide access to under stairs storage void. The larger of the two doors allows access to the houses mains fuse box. Doors into kitchen, lounge/diner. BT Openreach Telephone Point.

### Lounge/Diner

19'10" x 11'0" - max (6.05 x 3.36 - max)



A well lit twin aspect room with Upvc double glazed window to front elevation overlooking the enclosed front garden and Upvc double glazed patio door to rear elevation with matching sealed glazed unit to left hand side providing access to the enclosed rear garden. Agents Note: The rear facing door and window benefits from reflective film keeping heat in and stops the suns glare. Wood effect laminate flooring. Wall mounted electric radiator with in-built thermostat. Feature focal wall with in-built shelving and recessed storage spaces. Textured ceiling. Freestanding matching electric heater with in-built thermostat to front elevation. Television aerial point. Agents Note: Some of the electric power points have inset USB charging points.



### Kitchen

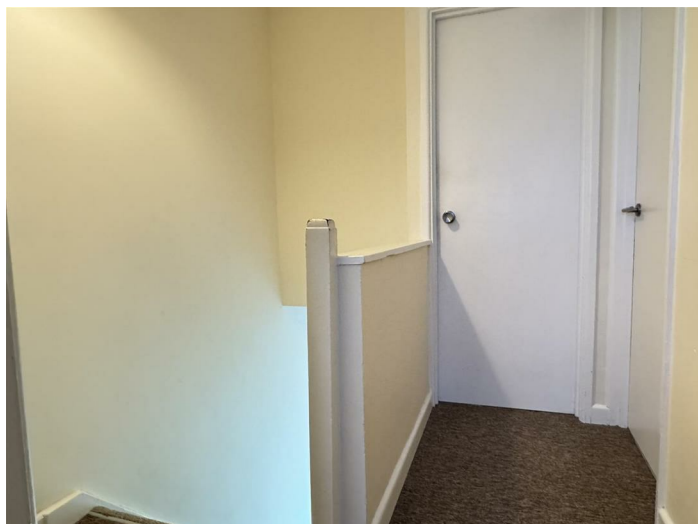
8'10" x 7'6" (2.71 x 2.31)



Upvc double glazed window to rear elevation offering far reaching views. Updated grey kitchen which benefits from integral fridge, freezer, and space for washing machine. Wood square edge work surface with matching uplifts and fitted four ring Bosch ceramic buttonless hob with splashback and extractor hood above. Bosch electric oven below. Part tiled walls. One and half bowl sink with draining board and central mixer tap. The kitchen also benefits from soft close technology.

### Landing

6'0" x 7'10" - max (1.83 x 2.39 - max)



Doors to bedrooms one, two, three and family bathroom. Carpeted flooring. Loft access hatch.

### Bedroom Three

7'6" x 5'8" (2.29 x 1.74)



Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Wall mounted electric radiator with in-built thermostat.

### Bedroom Two

8'8" x 11'2" (2.66 x 3.41)



Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Wall mounted electric radiator with in-built thermostat. Agents Note: The power points in this room have in-built USB charging points.



### Bedroom One

10'8" x 9'0" (3.27 x 2.75)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Wall mounted electric radiator with in-built thermostat. Agents Notes: Some of the power points in this room have USB charging points.

### Family Bathroom

6'4" x 8'0" - max (1.95 x 2.46 - max)



Upvc double glazed window to front elevation with obscure glazing. Three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with wall mounted electric shower over. Heated towel rail. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Wall mounted electric heater. Part tiled walls. Door opens to access the airing cupboard which houses the hot water tank with further slatted storage options set within. Fitted extractor fan.



### Outside



To the front, conveniently accessed off a no through road, the front garden is laid mainly to lawn and well enclosed with wood fencing to right and left elevations and rendered block wall to the front. A granite chipped walkway provides access to the front door, steps lead down to provide access into the property.

Either accessed from the lounge/diner or via the gates to the rear corner of the garden is the enclosed rear garden. With fencing to the right elevation, block wall to the left hand side with elevated wood fencing and the rear boundary is in the form of the side wall of the garage. The garden is currently laid to astro turf with paved patio area and shed which will need attention. To the far right hand corner a wooden gate provides access to the garage and parking.

To the rear of the property is an outdoor tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	46	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## Garage

16'1" x 8'6" (4.92 x 2.60)

With parking in front for one vehicle, the garage benefits from light, power and inspection pit. This prefabricated garage has no door and will need attention.

## Council Tax Band - B

## Agents Note

Probate has been applied for but not yet granted

## Floor Area

The floor area measurement is taken from the EPC.

## Services

None of the services, systems or appliances at the property have been tested by the Agents.

## Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

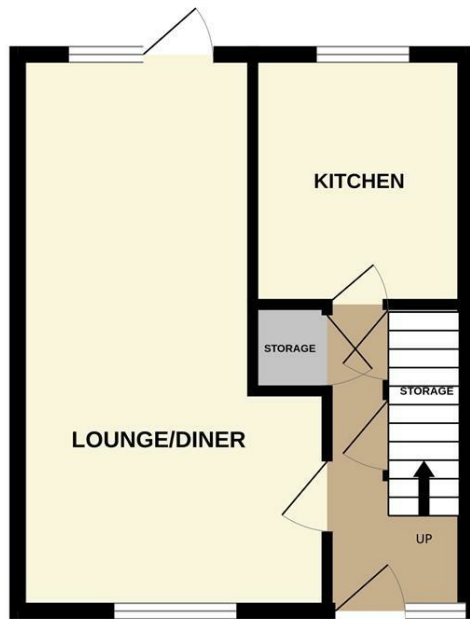




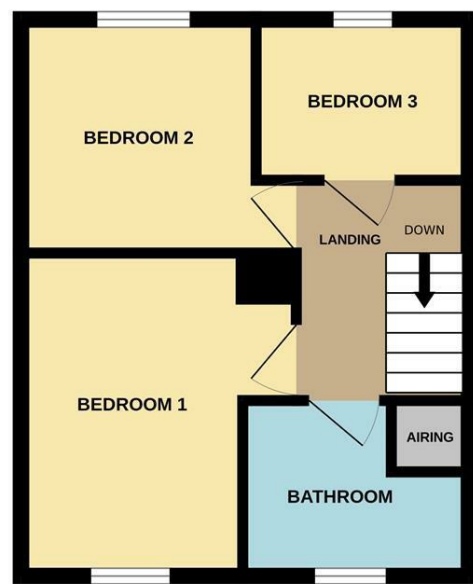




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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