



**MAY WHETTER & GROSE**

**31 ROBARTES ROAD, ST DENNIS, PL26 8DS  
OFFERS IN EXCESS OF £175,000**



A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF COMPLETE MODERNISATION. THE PROPERTY BENEFITS FROM A LARGE GARDEN PLOT AND BEING CLOSE TO VILLAGE CENTRE FACILITIES. MANY OF THE NEIGHBOURING PROPERTIES HAVE CREATED PARKING IN THEIR FRONT GARDENS. NUMBER 31 HAS SPACE TO DO THE SAME SUBJECT TO NECESSARY CONSENTS. EPC - E

**\*SEE AGENTS NOTES\***





## 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, bank 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

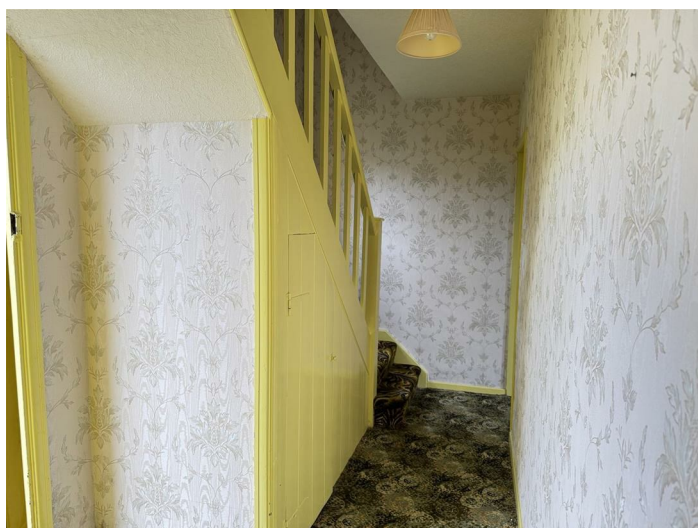
## Directions

From St Austell take the A3058, follow through the villages of Trewoon, Lanjeth and High Street. Turn right on the B3279 signposted St Dennis, Nanpean, Foxhole (with F&K electrical on the right). Continue all the way into the centre of St Dennis and Number 31 Robartes Road will be found on the left.

## Accommodation

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

## Entrance Hall



Original front door. Understairs cupboard. Stairs to first floor. Window to front. Doors into:-

## Living Room

15'8" x 12'1" - max (4.8 x 3.7 - max)



Twin aspect room. Night storage heater. In-built cupboard.

## Dining Room

12'1" x 9'2" max into recess (3.7 x 2.8 max into recess)



Two windows. In-built cupboard. Door into rear lobby. Wide arch into kitchen.





### **Kitchen**

9'6" x 4'11" (2.9 x 1.5)



Twin aspect room. Stainless steel sink. Base units. Work surfaces. Cooker point.

### **Rear Lobby**

Door leading out to the rear of the property. Doors into:-

### **Store**

5'2" x 2'11" (1.6 x 0.9)



Window. Power and Light.

### **W.C.**



With high level flush WC. Window.

### **First Floor**



### **Landing**

Loft access hatch. Window to front. In-built airing cupboard housing hot water cylinder. Doors to:-



### Bedroom One

9'6" x 6'2" - max (2.9 x 1.9 - max)



Window to front elevation. In-built double cupboard.

### Bedroom Two

9'6" x 8'10" (2.9 x 2.7 )



Window to rear elevation.

### Bathroom

5'10" x 5'10" (1.8 x 1.8)



Panel enclosed bath. Low level WC. Hand wash basin. Window to rear elevation.

### Bedroom Three

12'5" x 8'6" - max (3.8 x 2.6 - max)



Window to rear elevation. In-built cupboard.

### Outside



To the front the property has a wide garden with entrance pathway leading to the front door between two level lawns. Many neighbouring properties have created parking and number 31 has space subject to necessary consents and surveys etc.

A concrete pathway leads around the side to the rear.



To the rear is a concrete courtyard and beyond which is a large garden laid to lawn. The rear garden backs onto the recreational ground.

Council Tax Band - B



Services



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

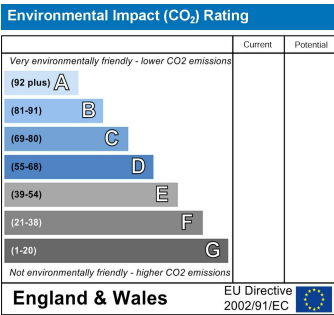
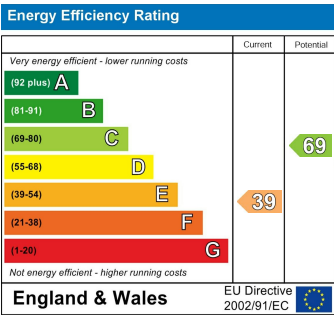
Viewings



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

Agents Notes

The property is being sold on behalf of Executors, therefore very little information can be provided with regards the property.









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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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