



**MAY WHETTER & GROSE**

**72 TERRAS ROAD, ST STEPHEN, PL26 7RX**  
**GUIDE PRICE £275,000**



A WELL POSITIONED SEMI DETACHED COTTAGE WITH TWO BEDROOMS AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A GENEROUS PLOT AND IS WELL PRESENTED THROUGHOUT. LOCATED IN A POPULAR RESIDENTIAL LOCATION, FURTHER BENEFITS INCLUDE DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. AN EARLY VIEWING IS ADVISED TO APPRECIATE THIS WELL PRESENTED HOUSE. EPC - E  
\*SEE AGENTS NOTES\*





## Location

Situated near the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering a wide 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 picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

## Directions

Head out up Edgcumbe Road, known locally as Hospital Hill. Pass through the village of Trewoon, pass through High Street and Lanjeth. Follow the road down and into St Stephen. Go past Hawkins vehicle dealership on the right hand side of the road, over the brow of the hill, follow the road down past the turning on your right into Creakavose Park and just after the petrol station taking the next right. Follow the road along, where the property is located on the right hand side of the road with parking available on the enclosed parking area laid to chippings. A board will be erected for convenience of identification purposes.

## 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 obscure glazing with inset leaded detailing allows external access into lounge.

## Lounge

14'0" x 14'10" (4.28 x 4.54)



Upvc double glazed window to front elevation with deep display sill. Door through to dining room.

Chimney feature housing multi fuel burner with clome oven in situ to the left hand side, slate hearth and wooden mantle over. Exposed ceiling beams. Wood effect vinyl flooring. BT Openreach telephone point. Television aerial point. High level mains enclosed fuse box. Wall mounted electric night storage heater.

## Dining Room

17'7" x 9'3" (5.37 x 2.83)



Door provides access to rear entrance. Opening through to kitchen. Wood effect laminate flooring. Carpeted stairs to first floor. Wall mounted electric night storage heater. Open storage recess under stairs.

## Kitchen

13'3" x 5'0" (4.05 x 1.54)



Large Upvc double glazed window to rear elevation, complimented with wood frame double glazed ceiling mounted Velux window. Door through to utility area. Matching kitchen base units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Wall mounted electric heater. Wood effect laminate flooring. Space for additional kitchen appliances. Four ring electric hob with fitted electric oven below. Fitted extractor fan. Tiled walls to water sensitive areas.

**Utility**

2'8" x 4'5" (0.82 x 1.35)

Accessed from the kitchen, this area is currently utilised to house the owners washing machine and tumble dryer placed on top. Wood effect laminate flooring. Light, power and water.

**Rear Entrance**

4'7" x 3'8" (1.42 x 1.12)



Upvc double glazed door to rear elevation with upper sealed glazed unit. Wood effect laminate flooring. Door through to WC.

**W.C.**

4'3" x 2'4" (1.30 x 0.73)

Matching two piece WC suite comprising low level flush WC with dual flush technology, ceramic hand wash basin. Wood effect laminate flooring. Fitted extractor fan.

**Landing**

10'2" x 5'8" (3.12 x 1.74)

Doors to bedrooms one, two and shower room. Loft access hatch. Twin doors open to provide access to the airing cupboard housing the pressurised water cylinder. Carpeted flooring.

**Bedroom Two**

12'7" x 8'1" (3.84 x 2.48)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. This room is currently used as an office.

**Shower Room**

9'10" x 5'6" - max (3.01 x 1.68 - max)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin. Fitted shower enclosure with folding glass shower doors and wall mounted mains fed shower. Tiled walls to water sensitive areas. Wood effect laminate flooring. Heated towel rail. Fitted extractor fan. Wall mounted electric heater.



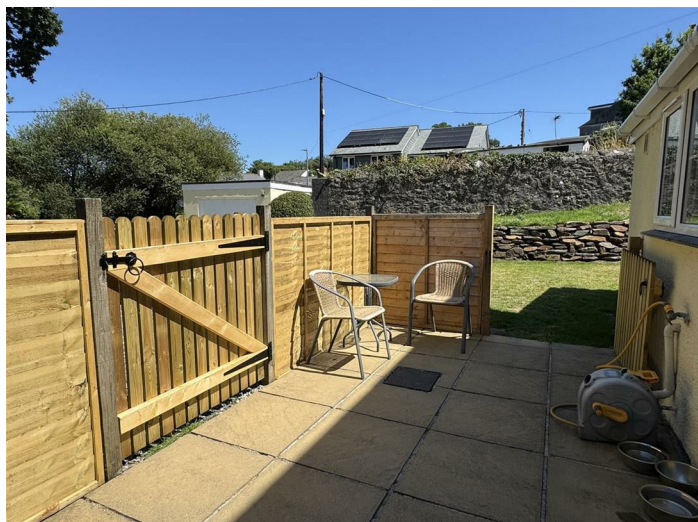
## Bedroom One

8'10" x 12'9" (2.70 x 3.91)



Upvc double glazed window to rear elevation.  
Carpeted flooring. Wall mounted electric heater.

## Outside



To the rear of the property is a granite chipped parking area providing off road parking for two vehicles. A wooden gate provides access to a patio located to the rear complete with outdoor tap.

To the right hand side entrance can be made into the property to the rear, to the left hand side a wooden gate opens to provide access to the cottages garden which wraps around the left hand side, a generous expanse of lawn.

To the front corner there is a wooden gate providing access to a additional front lawn with hard standing walk away off the road and spanning the front of the property. Boundaries are clearly defined with exposed stone walls to the front and this flows across and down the right hand side.



## Council Tax Band - B

## Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

## Services

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

## Viewings

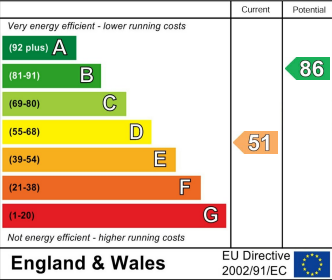
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

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

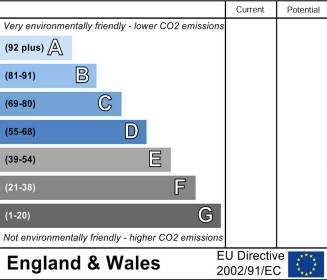
## Agents Notes

There is private right of way access for number 74, this is vehicular and pedestrian across the bottom of the drive of number 72.

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating





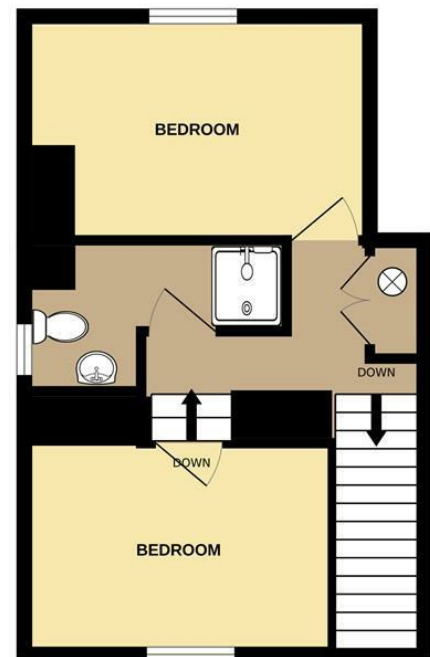




GROUND FLOOR



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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