



MAY WHETTER & GROSE

26 GWINDRA ROAD, ST STEPHEN, PL26 7NG

GUIDE PRICE £150,000



CHAIN FREE END OF TERRACE HOUSE WITH TWO BEDROOMS AND SPACIOUS REAR GARDEN. THE PROPERTY IS IN NEED OF MODERNISATION AND IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZING THROUGHOUT. THE CONSTRUCTION OF THE PROPERTY IS STONE TO THE LOWER SECTION AND COBB TO THE UPPER SECTION, BELIEVED TO BE THE FORMER BLACKSMITHS FOR THE VILLAGE. AVAILABLE FOR SALE FOR THE FIRST TIME SINCE 1948. EPC - F *SEE AGENTS NOTES*



Location

St Austell town centre is situated approximately 7 miles away and offers 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 35 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head out to St Stephen, passing through Trewoon and High Street. Upon entering St Stephen, climbing the hill passing Hawkins garage on your right, towards the heart of the village. Viewers are advised to turn right onto The Square. Communal parking is available on a first come - first served basis in front of the Queens Head Public House. The property is located on the opposite side of the road, opposite the turning onto The Square. Those unfamiliar with the area, please ensure you DO NOT take the right turn before The Square as this is a one way system and you be entering in the wrong direction!

Accommodation

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

Upvc double glazed front door with upper obscure glazing allows external access into entrance hall.

Entrance Hall

8'1" x 5'7" (2.48 x 1.71)



Carpeted flooring. Carpeted stairs to first floor. Door provides access to under stairs storage void. Door through to open plan lounge/diner.

Lounge/Diner

15'7" x 17'7" (4.77 x 5.37)



A well lit twin aspect room with Upvc double glazed tilt and turn window to front elevation and two Upvc double glazed sealed units to rear elevation. Door through to kitchen. Double doors open to provide access to useful in-built storage. Carpeted flooring. Open fire with Park Ray. Agents Note: We are advised that the chimney has been capped and could be reopened and lined if necessary. Television aerial point. We have been advised that this was originally two rooms. Wood frame door with stippled glazing provides access through to the kitchen.



Kitchen

10'7" x 6'1" (3.25 x 1.87)



Upvc double glazed window to side elevation. Opening through to side access hall. Matching kitchen wall and base units. Roll top work surfaces, composite sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Part tiled walls. Tile effect vinyl flooring. To the right hand side of the sink is a useful storage area with the mains fuse box located to the top section.



Side Access Hall

6'0" x 3'0" (1.85 x 0.92)

Upvc double glazed door to side elevation with upper obscure glazing. Continuation of tile effect vinyl flooring. Sliding door through to bathroom.

Bathroom

6'0" x 5'3" (1.84 x 1.61)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece classic white bathroom suite comprising low level flush WC, pedestal hand wash basin and bath. Tiled walls. Tile effect vinyl flooring. Wall mounted mirror. Water heater tank. Stopcock. Wall mounted electric heater.

Landing

9'5" x 2'5" - max (2.89 x 0.76 - max)

Carpeted flooring. Doors to bedrooms one and two. Loft access hatch.

Possible Bedroom Three

11'8" x 8'4" - max (3.56 x 2.56 - max)



Upvc double glazed tilt and turn window to front elevation. Carpeted flooring. Door through to principal bedroom. This room could be utilised as a walk through wardrobe.

Bedroom One

11'5" x 9'5" (3.49 x 2.89)



Upvc double glazed tilt and turn window to front elevation with deep display sill. Carpeted flooring. Textured ceiling. Telephone point.

Bedroom Two

18'4" x 6'1" (5.60 x 1.87)



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Carpeted flooring. Textured ceiling.

Outside



Although the property has no official parking, directly opposite is the one way system with parking available on a first come first served basis. To the front of the property is the main front access hall, to the left hand side of the terrace a hard standing walk way provides access to the side entrance door.

To the left hand side of the walk way is an elevated planting bed. Beyond this steps lead up to the spacious rear garden.

The rear garden is laid to a couple of areas, the lower area being lawn with small patio directly to the rear of the property, an elevated planting area offers fantastic scope. To the left hand side of this planting area is a hard standing walk way providing access to the top section of the garden, complete with block built external shed.

The left hand boundary wall is the second wall to the left, the middle wall forms part of the sale, 26 Gwindra also owns the elevated planted area to the left hand side of the walk way. The properties boundaries are left hand stone wall. The boundaries are clearly defined with stone wall to the left, stone wall to the rear and wood fencing to the right hand side.



Interested parties are advised that the property has two title numbers. One is for the main house and garden, the second title number refers to a small sliver of ground from the patio area to the rear of the property which narrows to a point as it reaches towards the stone shed to the rear. There is a copy of the title information available in our office available for genuinely interested parties to look at.

We are advised that this property is believed to be the old Blacksmiths for the village and is available for sale for the first time since 1948.

No heating at the property - There is a Park Ray but this has not been used for a number of years, would need to be checked before use.

The chimney has been capped and needs lining.

Council Tax Band - A

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



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			
England & Wales		29	85
		EU Directive 2002/91/EC	

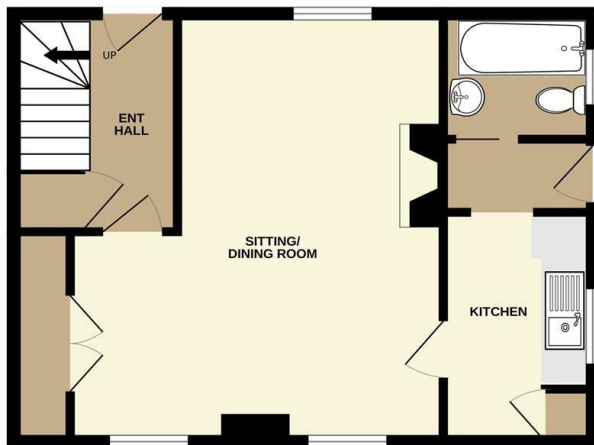
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Agents Notes

We are advised that the property is part stone, part cobb construction. Looking at the rear of the property when standing in the rear garden just above the two windows off the lounge/diner there is a lightly visible line - the lower section is stone, the upper section is cobb.



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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