



MAY WHETTER & GROSE

27 FORE STREET, ST DENNIS, PL26 8AF
OFFERS IN EXCESS OF £145,000



**** VIDEO TOUR AVAILABLE ON REQUEST ****

NESTLED WITHIN THE HEART OF THE SOUGHT AFTER VILLAGE OF ST DENNIS, IS THIS CHAIN FREE CHARMING CORNISH TERRACED COTTAGE, BENEFITTING FROM LARGE GARDENS WITH OUTBUILDINGS TO THE REAR. THE PROPERTY OFFERS A COSY LOUNGE, DINING AREA, KITCHEN, DOWNSTAIRS BATHROOM AND TWO BEDROOMS TO THE FIRST FLOOR. THIS CONVENIENTLY POSITIONED PROPERTY IS A SHORT DISTANCE FROM THE LOCAL AMENITIES AND THE SCHOOLING, THE GOSS MOOR NATURE TRAIL AND A30 A SHORT DRIVE AWAY AND BEING CENTRAL TO ENJOY THE NORTH AND SOUTH COASTS. A VIEWING IS RECOMMENDED TO APPRECIATE THE SCOPE AND POTENTIAL OF THE OUTSIDE SPACE.

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, 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 head down into the village of St Dennis on the B2379. Past the Pharmacy on the right and Public House on the left taking the next right by the Post Office convenience store onto Fore Street. Follow the road up and around and the property will appear on the right hand side. To the left side of the property is the access that leads around to the parking and garden area which will be on the left. The cottage and outbuilding is to the right.

The Accommodation

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

Front of the Property

Steps lead to a small garden area with paving and stone chippings. Front door with obscured part glazed door and side panel opening through into the main living area.

Main Living Area

21'8" x 9'6" max (irregular shape average taken)
(6.62m x 2.92 max (irregular shape average taken))



Wood effect floor covering. Focal point of log burner which incorporates a back boiler system for the hot water and radiators to all rooms. Door through to galley kitchen to the rear.





Bathroom

9'1" x 4'7" max (2.78m x 1.42m max)



A re-modelled white suite comprising low level WC, hand basin and panelled bath. With a fully white gloss tiled wall surround. Obscured double glazed window and finished with a tile effect floor covering and radiator.

Staircase and hand rail to the first floor.

Bedroom One

8'8" x 7'8" approx (irregular shape measurements t
(2.66m x 2.34m approx (irregular shape
measurements)



With double glazed window and carpeted flooring.

Kitchen

9'2" x 6'11" max (irregular shape measurements as
(2.80m x 2.13m max (irregular shape measurements
as)



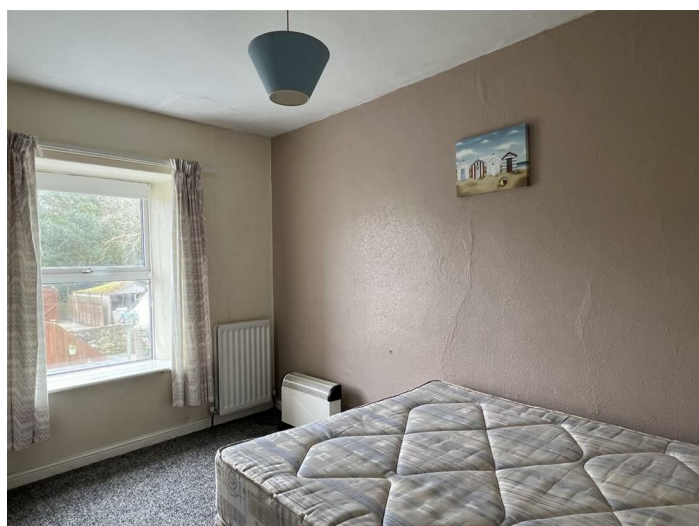
With access out onto the garden from a part double glazed door with window to the side. Wall and base units with roll top laminated work surfaces incorporating single stainless steel and drainer and space for free standing appliances. Hard wearing tile effect flooring.

Door through into Bathroom.

12'2" m x 8'5" (irregular shape measurements taken
(3.71m m x 2.57m (irregular shape measurements
take)



Similarly decorated having a double glazed window to the rear and radiator to the side. Door into storage cupboard.



The impressive selling point of this property is the generous outside space. To the rear which is accessed from the kitchen onto a shared pathway. To the left an area of open lawn enclosed by some low shrubbery and part stone wall which leads to the outbuildings. The outbuildings do require a full refurbishment but offer great scope to create additional secure storage. Beyond there is parking accessed from the lane. There is a well built large timber storage shed and a further expanse of open lawn enclosed by some fencing and shrubbery.

The property is a band A Council Tax. Mains water, drainage and electricity.

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

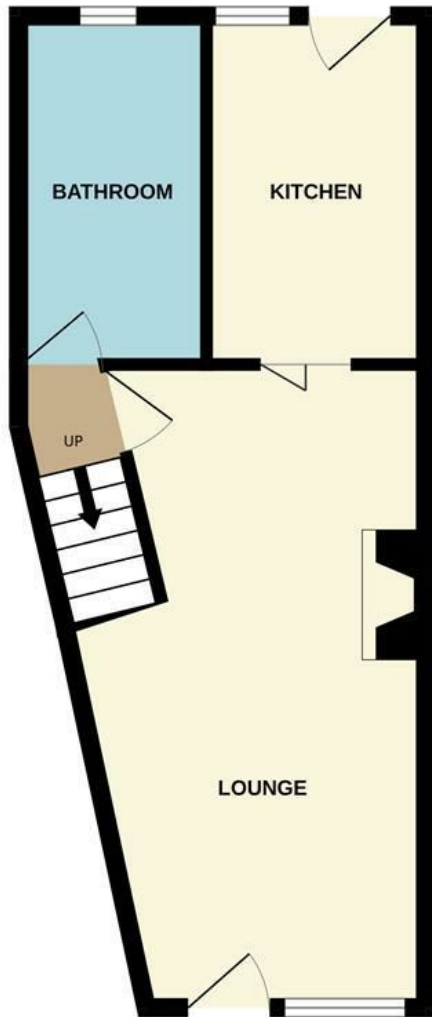
The floor area measurement is taken from the EPC.

Strictly by appointment with the Sole Agents: May
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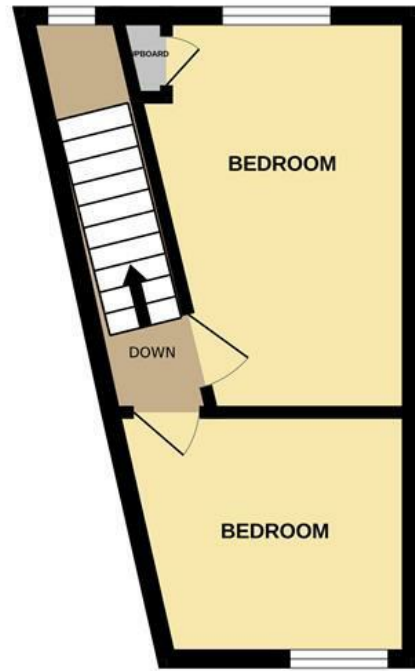
Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	78 39		<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		



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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