



MAY WHETTER & GROSE

35 WELLINGTON ROAD, ST. DENNIS, PL26 8BN
GUIDE PRICE £199,950



A WELL PRESENTED CHAIN FREE END OF TERRACE HOUSE WITH THREE BEDROOMS. THE PROPERTY HAS BEEN MODERNISED THROUGHOUT, BENEFITTING FROM UPDATED KITCHEN AND SHOWER. THE PROPERTY OFFERS OFF ROAD PARKING TO THE SIDE, LOW MAINTENANCE REAR GARDEN, OIL FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT AND IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO APPRECIATE THE ATTENTION TO DETAIL FINISH. PLEASE SEE AGENTS NOTES. EPC - D



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 head towards St Stephen, passing through Trewoon, drive through High Street and then turn right and proceed through the villages of Foxhole and Nanpean and down into St Dennis, follow the road all the way through the village and heading out onto Robartes Road. Turn right onto Wellington Road. The property is located on the right hand side of the road.

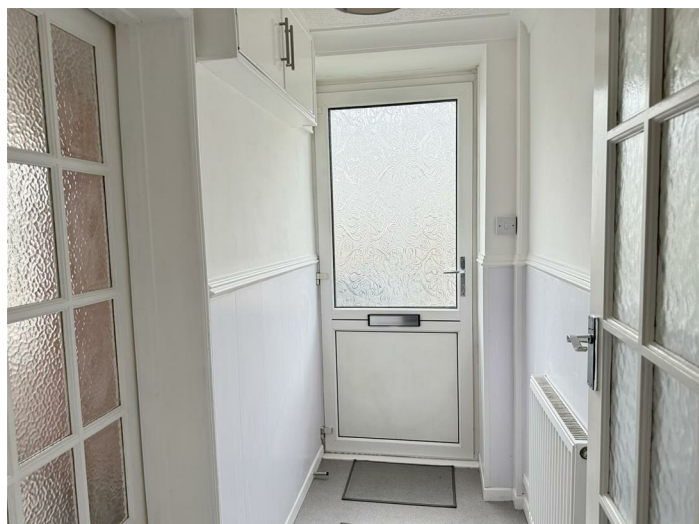
Accommodation

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

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

Entrance Hall

8'1" x 3'8" (2.48 x 1.12)



Sliding door through to lounge. Door through to kitchen/diner. Updated vinyl flooring. Part water resistant clad walls. Textured ceiling. High level enclosed fuse box. Radiator.

Lounge

10'1" x 9'1" - maximum (3.08 x 2.79 - maximum)



Upvc double glazed tilt and turn window to front elevation. Carpeted flooring. Textured walls. Textured ceiling. Radiator. Television aerial point.

Kitchen/Diner

14'7" x 13'10" - maximum (irregular shape) (4.46 x 4.23 - maximum (irregular shape))



Opening through to rear access/utility. Door through to shower room. Carpeted stairs to first floor. Vinyl flooring. Updated wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Fitted four ring buttonless hob with extractor above and electric oven below. Tiled walls to water sensitive areas. Radiator. Open storage recess under stairs. Part water resistant clad walls. Textured ceiling. Wall mounted thermostat. Space for additional kitchen appliances.

Utility

8'2" x 5'10" - maximum (2.51 x 1.80 - maximum)



Upvc double glazed door to rear elevation with upper obscure glazing. Further Upvc double glazed windows to rear and right elevations, to the top there are opening windows, to the bottom there is obscure privacy adhesive. Slatted shelving to right and left hand side with space below for washing machine, tumble dryer and fridge/freezer. Oil fired central heating boiler is located on the right hand side. Continuation of vinyl flooring.

Shower Room

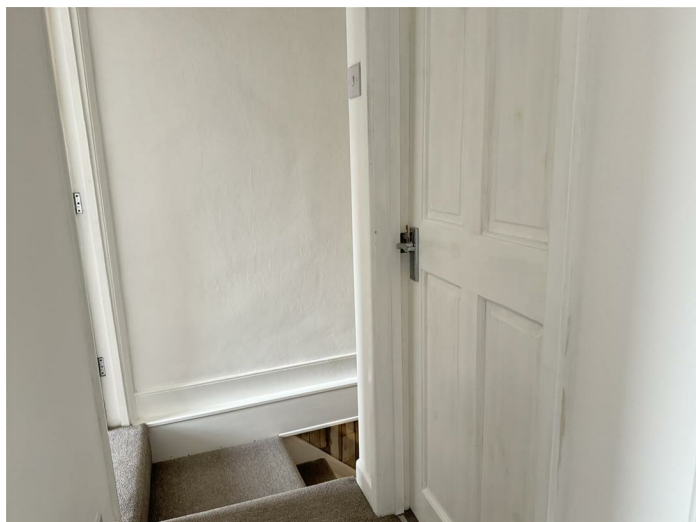
5'5" x 4'10" (1.66 x 1.48)



Upvc double glazed window to rear elevation with obscure glazing. Updated three piece white suite comprising low level flush WC with dual flush technology, fitted shower enclosure with glass shower door and wall mounted electric Mira Sprint shower set within. Tiled walls to shower cubicle. Continuation of vinyl flooring. Wall mounted mirror fronted storage cabinet. Tiled walls to water sensitive areas. Radiator. Fitted extractor fan.

Landing

6'5" x 7'10" - maximum (1.96 x 2.39 - maximum)



Doors to bedrooms one, two, and three. Updated carpeted flooring. Textured ceiling. Loft access hatch.

Bedroom Three

9'7" x 6'3" - maximum (2.93 x 1.93 - maximum)



Upvc double glazed tilt and turn window to front elevation. Updated carpeted flooring.

Bedroom One

11'8" x 7'8" (3.57 x 2.34)



Upvc double glazed window to front elevation. Updated carpeted flooring. Radiator.

Bedroom Two

11'8" x 7'6" (3.57 x 2.31)



Upvc double glazed window to rear elevation. Updated carpeted flooring. Radiator. High level television aerial point. Door opens to provide access to the over stairs storage/airing cupboard housing the hot water tank with further storage options below.



Steps lead up to provide access to the low maintenance rear garden. With a small storage shed with outdoor tap, corrugated workshop/shed and further summerhouse the the left hand side.

The rear garden is laid to brick paving, a fantastic al fresco dining spot.

The oil tank is located to the right hand side of the rear garden.

Outside



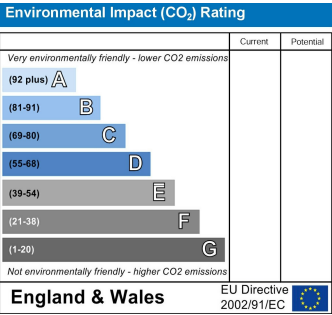
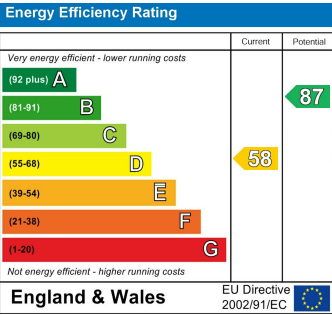
To the front there is a manageable area of low maintenance garden with paved area. Shared steps lead up to provide access to the front door. Number 35 is located on the right hand side.

To the right hand side of the property a tarmac hard standing area provides off road parking for one small vehicle, with a slate chipped area to the rear. The hard standing walkway flows across the right hand side of the terrace providing access to the rear garden.

Agents Note:

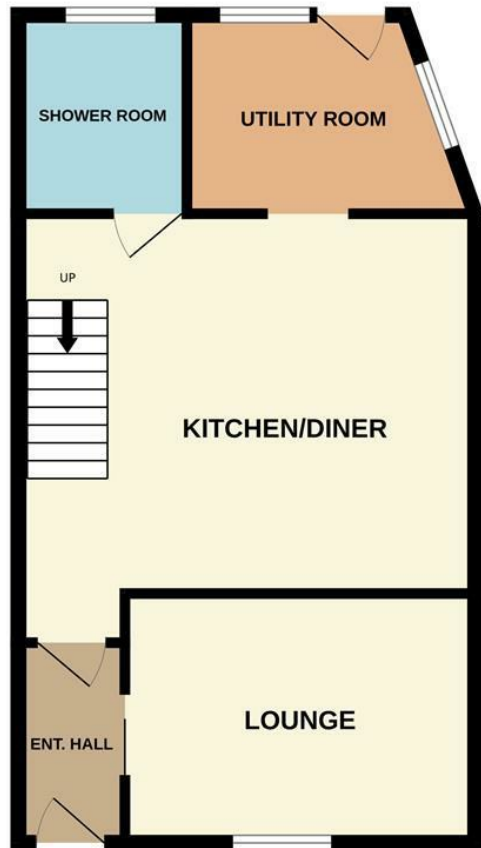
Attached properties have a legal right of way access over the rear of the property.

Council Tax Band - A

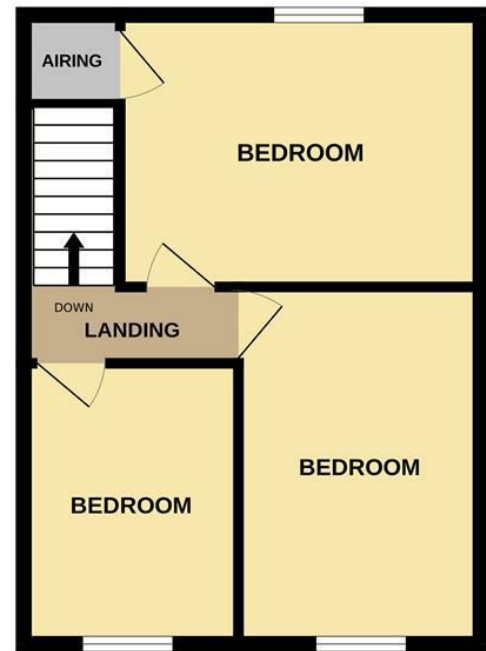




GROUND FLOOR



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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