



MAY WHETTER & GROSE

47 CURRIAN ROAD, NANPEAN, PL26 7YD
GUIDE PRICE £120,000



A WELL SITUATED CHAIN FREE MID TERRACE HOUSE WITH THREE BEDROOMS AND TWO RECEPTION ROOMS. THE PROPERTY OFFERS PARKING POTENTIAL TO THE REAR AND A SPACIOUS REAR GARDEN WITH SIMPLY STUNNING FAR REACHING VIEWS OVER COUNTRYSIDE TO THE REAR OF THE PROPERTY. THE PROPERTY WOULD BENEFIT FROM MODERNISATION THROUGHOUT AND HAS DOUBLE GLAZING AND ELECTRIC HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE POTENTIAL AVAILABLE. EPC

- D



Location

Nanpean has a range of village amenities including primary school, shop and post office, and petrol station and is situated approximately 6 miles from St Austell town centre which 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 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property.

Directions

From St Austell. Head out of St Austell towards St Stephen, through the villages of Trewoon and Lanjeth. As you come out of Lanjeth there is a left hand bend leading down to St Stephen. On that bend turn right, sign posted Foxhole/Nanpean. Head through the village of Foxhole and out into Nanpean. At the bottom of the hill you will notice the primary school. Follow the road up and around to the right. You will notice the old public house on your right hand side, turn right just after this and continue along Currian Road, number 47 will be located in the terrace on your right hand side.

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 lead stained glass detailing allows external access into entrance porch.

Entrance Porch

4'1" x 3'8" (1.26 x 1.13)



Wood effect laminate flooring. Wood panelling to right and left hand sides. High level mains enclosed fuse box. Multi panel door providing access through to inner hall.

Inner Hall

20'8" x 3'8" - max including stairs (6.31 x 1.13 - max including stairs)



Doors off to lounge, dining room. Tiled flooring. Carpeted stairs to first floor. Updated wall mounted Dimplex Quantum Electric Heater.

Lounge

11'9" x 13'9" (3.60 x 4.20)



Upvc double glazed window to front elevation overlooking the low maintenance front garden with stained glass detailing to the top section. Exposed wood flooring. Open fireplace with original brick surround matching hearth and mantle. Textured ceiling.

Dining Room

12'10" x 11'11" (3.93 x 3.65)



Upvc double glazed window to rear elevation overlooking the rear access. Door through to kitchen. Door provides access to under stairs storage void. Exposed ceiling beams. Rayburn Royal Solid Fuel Range which runs the heating. Doors to either side providing access to in-built storage.

Kitchen

8'4" x 9'7" (2.55 x 2.94)



Upvc double glazed window to rear elevation with lovely far reaching views over open Countryside to the horizon. Door through to rear access. Kitchen base units, stainless steel sink with central mixer tap and matching draining board. Space for additional appliances. Door through into larder offering additional storage options, with door opposite providing more storage options.

Rear Access

8'11" x 6'2" (2.74 x 1.89)

Upvc double glazed door to rear elevation with upper obscure lead detailed glazing. Further Upvc double glazed window to rear elevation again with far reaching views. This area benefits from the addition of power and would form a useful utility area.

Landing

17'6" x 5'11" - max (5.35 x 1.82 - max)



Split level landing with doors off to WC, family bathroom and bedrooms one, two and three. Door provides access to over stair storage void. Loft access hatch. Door to right hand side of bathroom opens to provide access to the airing cupboard housing the hot water tank.

WC

5'5" x 3'4" (1.67 x 1.03)



Upvc double glazed window to rear elevation with obscure glazing. Updated low level WC with dual flush technology. Carpeted flooring.

Bathroom

5'11" x 5'6" (1.82 x 1.70)



Upvc double glazed window to rear elevation with obscure glazing. Pedestal hand wash basin and enclosed bath with wall mounted mains fed shower over. Ceiling mounted light with in-built heater.

Bedroom Two

11'2" x 10'5" - max (3.42 x 3.18 - max)



Upvc double glazed window to rear elevation with far reaching views. Exposed floorboards.

Bedroom One

14'5" x 9'4" - max (4.41 x 2.86 - max)



Upvc double glazed window to front elevation. Exposed floorboards. Polystyrene tiled ceiling. Wall mounted Dimplex quantum electric heater.

Bedroom Three

10'11" x 7'10" - max (3.34 x 2.39 - max)



Upvc double glazed window to front elevation. Exposed floorboards. Wall mounted electric night storage heater.

Outside



To the front the garden is enclosed with exposed stone wall to front, right and left elevations. Centrally there is a square of lawn surrounded with planting beds. A walkway provides access to the front door.



Immediately to the rear of the property there is a right of access walkway for the terrace. Beyond this a wrought iron gate provides access to the spacious rear garden with a useful storage shed at the top section. Agents Note: Other properties have removed shed to create off road parking to the rear.

Initially in front of the useful outbuilding is a hard standing area which leads onto a pond, together with a spacious area of lawn with hard standing walkway flowing down the right hand side of the garden.

To the lower section of the garden are the remains of an additional outbuilding which could be reincorporated if required.



Agents Notes

Probate has been granted.

Those requiring a mortgage are advise to ensure that the lender is happy to lend on the property in its current condition prior to arranging to view.

Council Tax Band - A

Broadband and Mobile Coverage

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

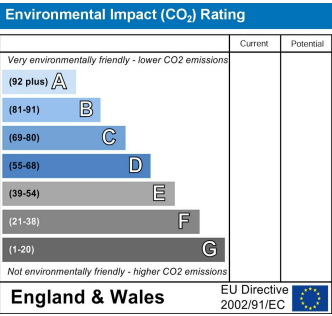
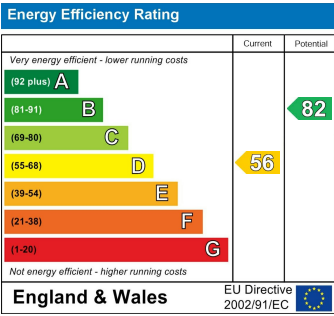
Services

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





**Floorplan
coming soon**

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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