

# MAY WHETTER & GROSE

**15 GWINDRA ROAD, ST STEPHEN, PL26 7NH**  
**GUIDE PRICE £240,000**



**\*\* VIDEO TOUR AVAILABLE \*\***

AN IMPECCABLY PRESENTED AND MUCH LOVED END OF TERRACE HOUSE WITH THREE BEDROOMS, OFFERING A LOW MAINTENANCE AND ENCLOSED GARDEN. THE PROPERTY ENJOYS DELIGHTFUL FAR REACHING VIEWS FROM THE PRINCIPLE BEDROOM, OVER OPEN COUNTRYSIDE IN THE DISTANCE AND OCCUPIES AN EXTREMELY POPULAR LOCATION. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND UPDATED ELECTRIC HEATING. A VIEWING IS ADVISED TO FULLY APPRECIATE THIS SPACIOUS AND BEAUTIFULLY MAINTAINED FAMILY HOME. EPC - F



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Situated in 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 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 to St Stephen, as you come into the village head past Hawkins Motors Peugeot dealership on your right hand side, proceed up the hill taking the next right after the No Entry sign. 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.

Entrance door with twin sealed frosted obscure glass double glazed inserts and matching glazed panel above with inset numbering allows external access into entrance porch.

**Entrance Porch:**

3'8" x 4'8" (1.12m x 1.44m)



Door allowing access through to lounge. Carpeted flooring. Picture rail.

**Lounge:**

19'2" x 16'5" (5.86m x 5.01m)



A delightful twin aspect lounge with Upvc double glazed windows to front and rear elevation combining to provide tremendous natural light. Door allowing access to kitchen/diner. Carpeted stairs to first floor. Door allowing access to under stairs storage below offering additional storage options with the continuation of the updated carpeting. Focal fire place with bricked backing and brick hearth and wooden mantle and surround. Two electric wall mounted radiators. High level mains enclosed fuse box. Picture rail. Television aerial point. Telephone point.



**Kitchen/Diner:**

14'0" x 16'6" (4.28m x 5.04m)



A tremendous twin aspect kitchen/diner with Upvc double glazed windows to side elevation and further Upvc double glazed door with upper and lower frosted obscure glass providing tremendous natural light. Matching wall and base kitchen units. Roll top work surfaces with matching splash backs. Stainless steel sink with matching draining board and central mixer tap. Fitted four ring induction hob with extractor above and fitted electric oven below. Tiled flooring. Space for upright fridge freezer. Space for dining table. LP Gas log effect real flame multi fuel burner. The kitchen benefits from soft close technology. Textured ceiling. This spacious kitchen/diner would comfortably house a dining table or is currently used as a additional reception room. The kitchen also offers delightful views over the enclosed, private garden to the side of the property.



**First Floor Landing:**

20'3" x 7'5" (6.18m x 2.28m)



(maximum measurement)

Doors off to bedrooms one, two, three and family bathroom. Updated carpeted flooring. Loft access hatch. Textured ceiling. Twin louvre doors allow access to airing cupboard offering shelved storage options with hot water tank inset to the rear.



**Bedroom Three:**

16'9" x 6'11" (5.11m x 2.12m)



(maximum measurement)

Velux double glazed window to rear elevation providing natural light. Recess with inset shelving. Carpeted flooring. Textured ceiling.

**Bedroom Two:**

15'1" x 8'5" (4.61m x 2.57m)



Upvc double glazed window to front elevation providing natural light. Carpeted flooring. Textured ceiling. Bespoke inbuilt wooden shelving.

**Principle Bedroom:**

13'3" x 14'0" (4.04m x 4.27m)



(maximum measurement)

A tremendous twin aspect bedroom with Upvc double glazed windows to front and side elevations combining to provide tremendous natural light with delightful far reaching countryside views from the side window. Carpeted flooring. Textured ceiling. This L shaped room lends itself well to the potential of installing an en-suite should the need arise.

**Bathroom:**

9'10" x 5'6" (3.02m x 1.68m)



Upvc double glazed window to front elevation with obscure glass providing natural light. Matching three piece white bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin and panel enclosed bath with wall mounted electric shower above. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Fitted extractor fan. Heated towel rail.



A further wooden door providing access to additional inbuilt external storage and outdoor tap.

**Outside:**

The enclosed low maintenance rear garden is either accessed via the kitchen/diner or a wooden gate to the front of the plot. Via the door off the kitchen/diner to the left hand side is access to the external utility.

**External Utility:**

10'0" x 7'1" (3.07m x 2.16m)



The concrete walkway flows around the side and rear of the property to provide access to the pedestrian gate back through to the front. A circular paved patio with water feature and outdoor power provides another enclosed spot to take in the surroundings. To the right hand side of the pathway is the delightful well stocked and well maintained garden, with wood fencing to front and rear elevations. Laid to chippings a walkway meanders through the garden, taking in the established planting and shrubbery with a pagoda located to the far side of the garden, a fantastic alfresco dining spot. The current owner is a keen bird enthusiast with an Avery built to the far right hand side of the garden. To the rear of the Avery, a low level block built wall provides a good degree of privacy and security. The garden needs to be viewed to be fully appreciated, a delightful outdoor, low maintenance spot.

Upvc double glazed door providing access with upper and lower frosted patterned obscure glass and two Upvc double glazed windows to rear elevation with patterned obscure glass. The external utility has roll top work surface with stainless steel sink with matching draining board and space below for washing machine and tumble dryer. This area is also used to house a dishwasher and benefits from light and power. Wood clad ceiling. Vinyl flooring.



from the gate to the rear of their property, down the concrete walkway allowing them access to the front and not over the lower section of the garden itself. It is only this property that has access across our plot.

Council Tax - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



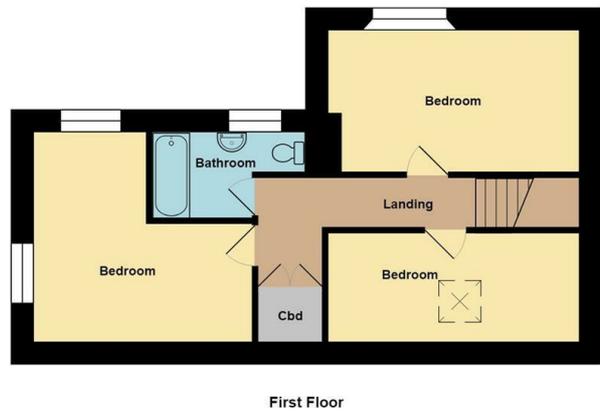
**Agents Note:**



We understand the property was built circa 1820 and extended in 1995. The property was a former Public House many moons ago and has been in the same ownership for the last 37 years. A viewing is essential to fully appreciate the accommodation available on offer.

We understand that number 9 has pedestrian access





All measurements are approximate and for display purposes only.  
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

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