



MAY WHETTER & GROSE

12 MANSON PLACE, ST DENNIS, PL26 8BQ
GUIDE PRICE £125,000



CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION

A WELL POSITIONED CHAIN FREE END OF TERRACE HOUSE WITH THREE BEDROOMS AND OCCUPYING A GENEROUS PLOT. THE PROPERTY BENEFITS FROM OFF ROAD PARKING, OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE PROPERTY WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. EPC - C
SEE AGENTS NOTES



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 down into the village of St Dennis on the B2379. Pass the Pharmacy on the right and Public House on the left taking the next right by the Post Office and convenience store onto Fore Street. Follow the road up and around to the left. Proceed along Carne Hill and turn right heading towards St Dennis School. Pass the School and proceed along Hall Road and take the left hand turn onto Manson Place a few hundreds yards in. Proceed up hill where number 12 can be located on the left hand turning, on your right hand side as you turn left.

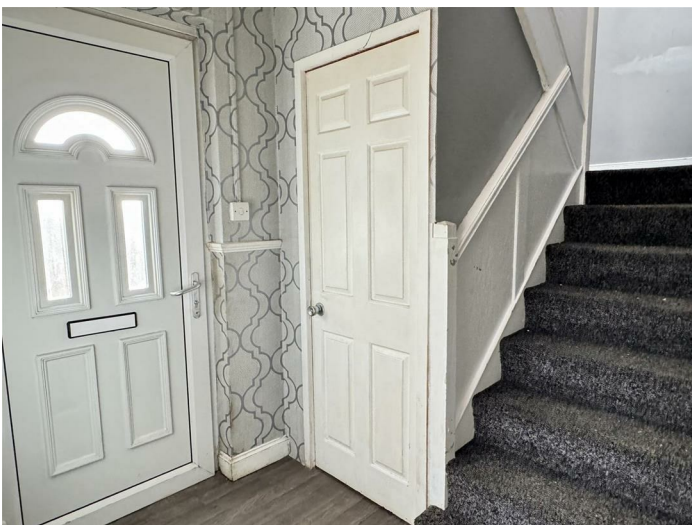
Accommodation

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 glazed panels allows external access into entrance hall.

Entrance Hall

15'0" x 9'8" - max (4.59 x 2.95 - max)



Doors off to bathroom, kitchen, lounge. Wood effect vinyl flooring. Carpeted stairs to first floor. Door to the left hand side of the stairs, a door opens to provide

access to useful in-built cupboard. Radiator. Textured ceiling. Wall mounted thermostat.

Bathroom

9'4" x 8'7" - max (2.85 x 2.62 - max)



A twin aspect bathroom with Upvc double glazed window to rear elevation with obscure glazing. Two Upvc double glazed windows to side elevation, one with obscure glazing one without. Matching four piece white bathroom suite comprising low level flush WC, hand wash basin set on vanity storage unit, panel enclosed bath, separate shower enclosure with glass shower door and wall mounted mains fed shower. Tiled walls. Wood effect vinyl flooring. Radiator. Fitted extractor fan.

Lounge

16'1" x 10'5" (4.91 x 3.20)



Three Upvc double glazed windows to the front elevation. Radiator. Textured ceiling. Some of the power points have USB charging points.



Kitchen

10'5" x 13'0" (3.18 x 3.98)

Rear Access

11'4" x 4'1" (3.46 x 1.26)



Upvc double glazed door to rear elevation allows access to the rear access covered walkway. Two Upvc double glazed windows to rear elevation. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board. The mains fuse box is located within one of the wall cupboards. Floor standing Worcester Oil Fired Central Heating Boiler. Radiator. Doors open to provide access to airing cupboard housing the hot water tank with further door providing access to storage below. Radiator. Thermostat. Textured ceiling. Space for kitchen appliances, Space for cooker with fitted extractor hood above. Telephone point.

Opening to former coal store. Double opening to additional store. Wood frame door to rear elevation allowing external access, aluminium frame window to rear elevation.

Old Coal Store

6'3" x 2'8" (1.91 x 0.83)

A fantastic storage option.

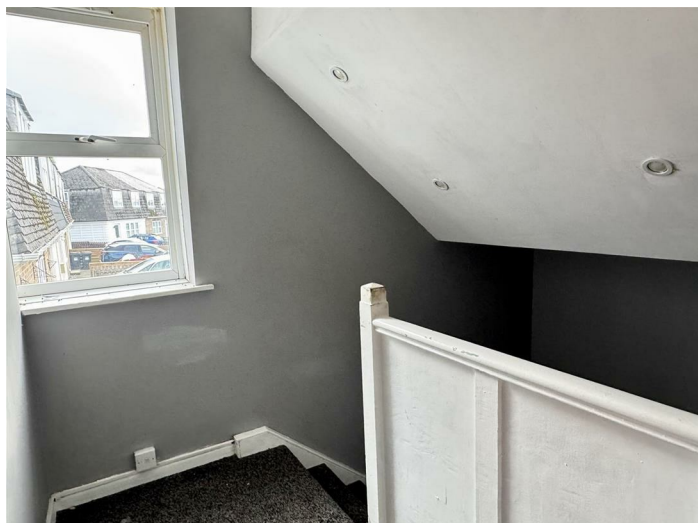
Additional Store

9'3" x 12'7" - max (2.83 x 3.86 - max)

Upvc double glazed window to side elevation. Metal frame window to rear elevation with obscure glazing. This area has power points with inset USB charging points set within.

Landing

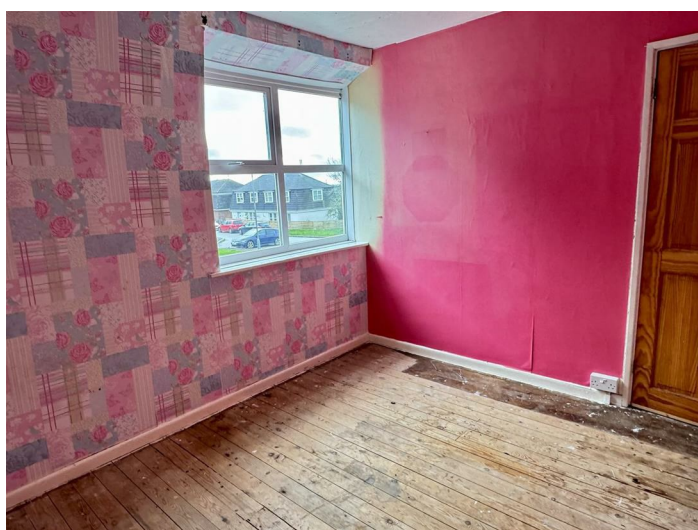
12'3" x 10'3" - max (3.75 x 3.14 - max)



Upvc double glazed window to front elevation. Doors to bedrooms one, two and three. Door opens to provide access to in-built cupboard. Textured ceiling. Loft access hatch. Air ventilation system in the loft. Carpeted flooring.

Bedroom Three

9'3" x 10'8" (2.84 x 3.26)



Upvc double glazed window to side elevation. Radiator. Textured ceiling

Bedroom Two

10'5" x 13'2" (3.19 x 4.02)



Large Upvc double glazed window to rear elevation with an outlook over the spacious rear garden. Twin doors open to provide access to the useful in-built cupboard. Radiator.

Bedroom One

13'6" x 10'6" (4.14 x 3.21)



Large Upvc double glazed window to front elevation. Radiator. Twin doors open to provide access to useful in-built storage cupboard. Textured ceiling.

Outside



Conveniently situated off a no through road, to the left hand side of the property a hard standing area provides off road parking. The front garden is mainly laid to lawn with a granite chipped walkway. Around to the right hand side the hard standing area continues providing a secure walkway to the access door and in turn spacious rear garden.

Immediately to the rear of the property is a hard standing area, this where the oil tank is located and an outdoor tap. Further elevated hard standing area to the rear of this.

Steps lead up to provide access to the spacious rear garden laid to lawn with a number of plants and shrubbery, providing an established spacious plot.



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

Agents Notes

The property is Freehold.

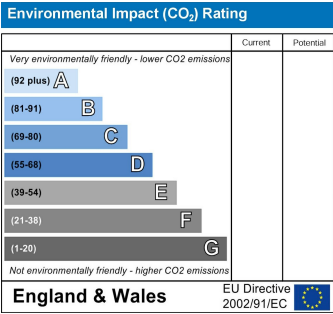
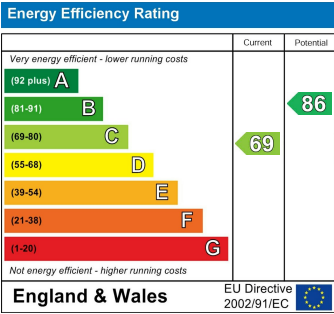
Annual Service Charge of £70.56 subject to annual review. Payable to Ocean Housing Ltd.

The property has external wall insulation which was fitted in 2021.

Cash buyers only due to construction - Cornish Unit. Please ask for a copy of the Ocean Housing Preliminary Information sheet.



Applicants are to be aware of a Memorial Stone in the rear garden, the vendors are unaware of any further details, please ask the agents.





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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