



CARLTON TERRACE WELLINGTON ROAD ST DENNIS PL26 8BW

THREE BEDROOM MID-TERRACE COTTAGE

We are delighted to bring to market this older style mid-terrace property offering well-proportioned accommodation. The property would benefit from some updating and is ideally suited to first-time buyers or as an investment opportunity. In brief the property comprises: Entrance Hall, Two Reception Rooms, Kitchen, Three Bedrooms and Bathroom.

The village offers a good range of amenities and is ideally located on a bus route giving access to both the north and south coasts.

VIEWING RECOMMENDED

Key Features

Three Bedrooms

Kitchen Plus
Two Reception
Rooms

Garden Overlooking
Open Fields

First-Time Buyers/
Investment
Opportunity

Village Location

ACCOMMODATION COMPRISES:

(All sizes approximate)

About The Property and Location

An older style property which would benefit from a degree of modernisation. Good size accommodation to include 3 bedrooms and 2 reception rooms and a generous bathroom with walk-in shower. To the rear the garden backs onto open fields. The property has a tenant in situ who has been given Notice and therefore the property is suitable for investors of those seeking a family home.

St Dennis is a thriving village offering a good range of amenities including school, church, convenience store, chemist, hairdressers and public houses. The village is on a bus route for both the north and south coast, ideal for the beaches and town of Newquay on the north coast and on the south coast the picturesque village of Mevagissey, the historic port of Charlestown, the Lost Gardens of Heligan and the world-famous Eden Project.

Entrance Hallway

uPVC double glazed door into the entrance hall. Night storage heater. Doors to Receptions 1 and 2. Stairs to first floor.

Reception 1

13' 5" x 9' 2" (4.1m x 2.8m)

uPVC double glazed window to the front elevation. Fire surround with slate hearth. Night storage heater.

Reception 2

12' 6" x 10' 6" (3.8m x 3.2m)

uPVC double glazed window to the rear elevation. Tiled fireplace and hearth. Built-in floor to ceiling cupboard to chimney recess to one side. Night storage heater. Door to understairs walk-in storage area with shelving. Beamed ceiling. Door to:

Kitchen

10' 2" x 9' 2" (3.1m x 2.8m)

uPVC double glazed window overlooking the garden. Range of wall and base units with worktops over. Space for electric cooker. Space and plumbing for washing machine. Space for fridge and freezer. Single bowl stainless steel sink. Night storage heater. uPVC door to rear.

First Floor

Good size landing with access to loft. Doors to all bedrooms and bathroom.

Bedroom One

13' 1" x 9' 2" (4.0m x 2.8m)

uPVC double glazed window to front elevation. Panel wall heater.

Bedroom Two

11' 10" x 9' 6" (3.6m x 2.9m)

uPVC double glazed window to rear elevation with deep sill. Views of the garden and countryside. Panel wall heater.

Bedroom Three

9' 10" x 8' 2" (3.0m x 2.5m)

uPVC double glazed window to front elevation. Panel wall heater.

Bathroom

9' 6" x 9' 2" (2.9m x 2.8m)

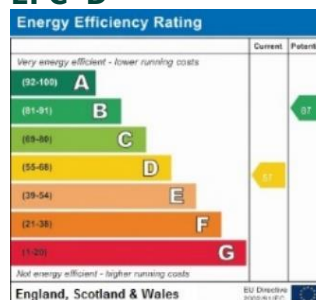
uPVC double glazed window. White suite comprising bath, low level WC and pedestal wash hand basin. Walk in shower. Built-in airing cupboard with shelving and factory insulated hot water storage cylinder. Wall heater. Vinyl flooring.

Exterior

The property to the front is approached via steps. To the rear is a concrete yard, which continues as a path giving access to an area of lawn and stone-built outbuilding. There is a pedestrian right of way to the rear giving access for 3 properties.

Additional Information

EPC 'D'



Council Tax Band 'A'

Services – Mains Electric, Mains Drainage

Property Age - tbc

Parking – On street parking only

Directions

Approaching the village of St Dennis from the Nanpean direction, proceed down the hill into the centre of the village and continue until just prior to leaving the village where a right-hand turn takes you to Wellington Road. Proceed along this road and the property is located on the left-hand side.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Reception Room 2



Reception Room 1



Kitchen



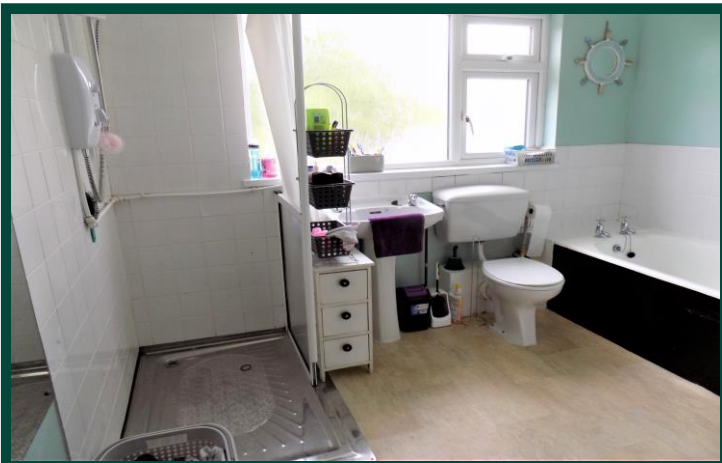
Bedroom Rear with Views of Open Fields



Bedroom



Landing

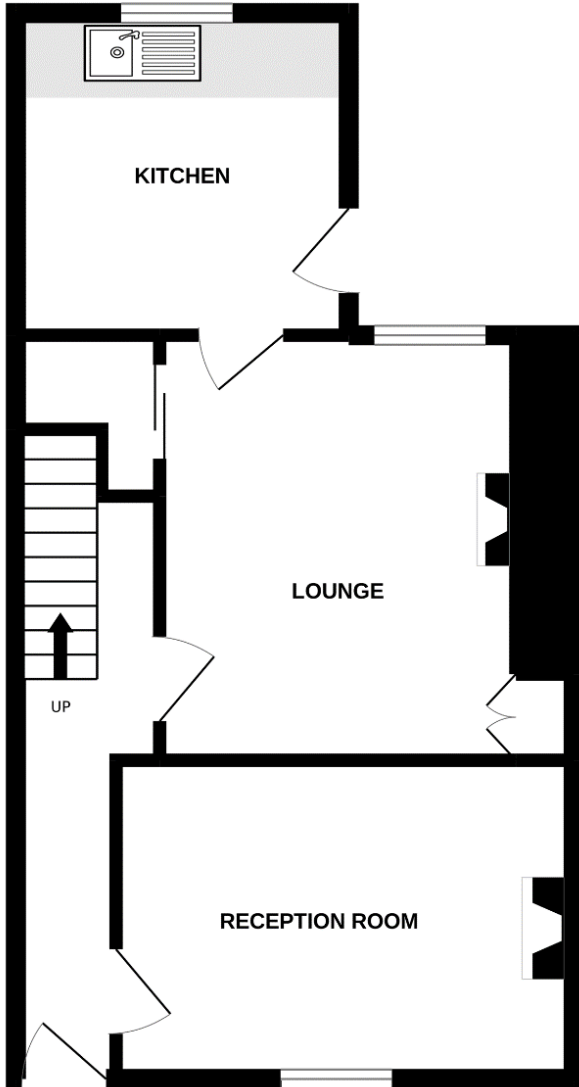


Bathroom

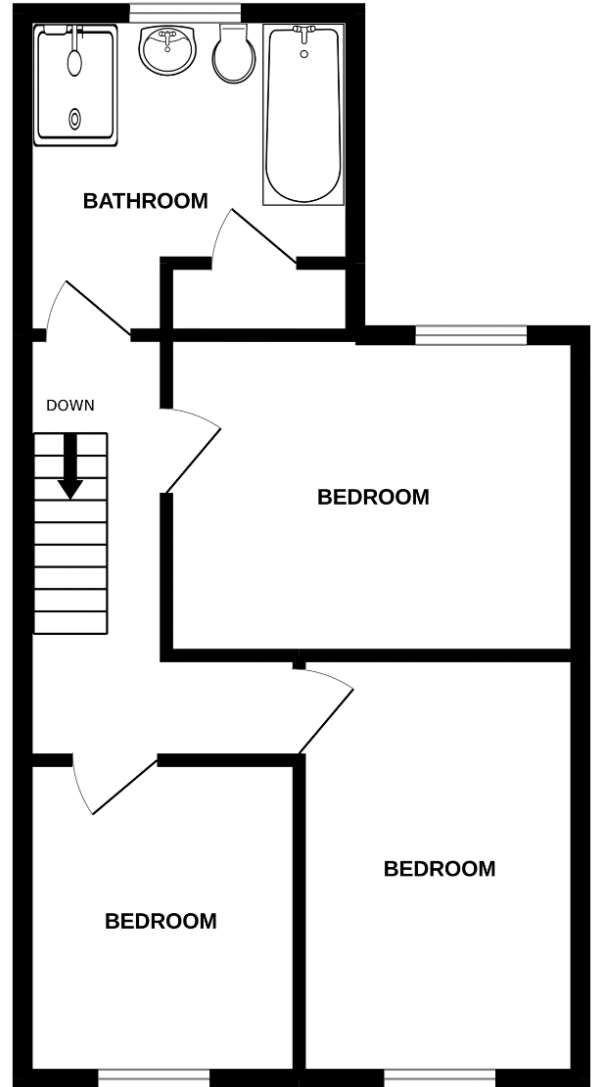


Garden

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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St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

