

End Terrace
£255,000



FORE STREET, STICKER PL26 7HB

Modernised 2 Bedroom Property with a Generous South Facing Garden

South End is a charming and appealing property in the heart of this highly regarded Cornish village with a generous south facing garden. The current vendor has substantially improved the property to provide a comfortable and stylish home. The property also benefits from a partly converted cellar to create a therapy room and store, with potential to create a shower room.

In brief the property comprises: Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms with en-suite facilities, partially converted Cellar to create a Therapy Room. The property also benefits from gas-fired central heating and uPVC double glazing.

VIEWING RECOMMENDED

Key Features

Large South Facing Garden

Two Bedrooms with En Suites

Kitchen/Dining Area

Gas Central Heating

No Onward Chain

Village Location

Extensive Works by Current Owner

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About the Property and Location

South End is little gem and is located in this highly regarded Cornish village. The property has undergone considerable works and improvements by the current owner, whilst still allowing a new owner to put their own mark on the property with some works requiring completion, due to the vendor relocating for work purposes. The village has an excellent community spirit and offers a range of amenities including; shop, post office, village hall and is on a regular bus service. The country pub, The Hewas Inn is a traditional village inn with an enviable reputation for serving good quality, home cooked food and local real ales and welcomes families and four legged friends. The market town of St Austell, just 2 miles distant and borders the popular coastal resorts of Charlestown, Carlyon Bay and Mevagissey and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of cafes and public houses. The Cathedral City of Truro is approximately 12 miles west, offering further shops, restaurants and Hall For Cornwall theatre.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance

From the side of the property, steps lead to a composite entrance door into the hall. Doors to downstairs rooms. Turned stairs to the first floor. Understairs storage cupboard.

Lounge

12' 6" x 10' 10" (3.8m x 3.3m) into alcoves
uPVC double glazed window to the front elevation. Chimney breast with recess to either side. Beamed ceiling and picture rail. Central heating radiator.

Kitchen/Dining Area

Dining Area

10' 6" x 10' 2" (3.2m x 3.1m)
uPVC double glazed window overlooking the garden. Feature recess area. Beamed ceiling and picture rail. Central heating radiator. Opening to:

Kitchen

16' 1" x 6' 11" (4.9m x 2.1m) max
uPVC double glazed window to the rear elevation overlooking the garden. A range of modern white base units with wood worktops over incorporating a stainless-steel sink. Space for gas cooker. Space for fridge and fridge. Worcester Combi-Boiler. Composite door with steps down to the garden.

Landing

uPVC double glazed window to side elevation. Doors to both bedrooms. Loft access.

Bedroom One

10' 6" x 10' 2" (3.2m x 3.1m)
uPVC double glazed window to the rear elevation overlooking the garden. Central heating radiator. Door to:

En Suite

9' 10" x 4' 3" (3.0m x 1.3m)
uPVC double glazed window to the rear elevation. Three piece suite in white consisting of WC, pedestal wash-hand basin, bath with shower over. Built-in airing cupboard with shelving. Part-tiled walls. Heated towel rail.

Bedroom Two

12' 6" x 10' 6" (3.8m x 3.2m) max
uPVC double glazed window to the front elevation. Central heating radiator. Door to:

En Suite

WC. Wash-hand basin. Potential for a shower.

Exterior

To the side of the property is a shared walkway leading to a patio seating area and outbuilding. The attractive garden, which is south facing and approximately 180ft in length, continues from the patio area and is laid to lawn with delightful established shrubs and hedge border with side path. A pedestrian gate at the bottom of the garden provides this property with access to the adjoining playing field. Outside tap. Pedestrian right of way to adjacent property.

Partially Converted Cellar

The original cellar/store/outside WC has been partially converted to create a office/beauty/therapy room with potential to adapt the side room to a shower room.

Parking

Please note the parking for this property is in the car park via a permit at a cost of £1 per annum.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services –Electric, Mains Drainage, Mains Gas

Tenure – Freehold

Works Completed by current owner:

- Boarded and Fully Insulated Loft
- Damp Proof Course
- New Flashings
- New uPVC Windows and Doors Throughout
- New Radiators
- Replastered and Redecorated
- New Kitchen
- New carpets/flooring throughout
- Works and New Flooring in the Cellar

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view, or require any 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.



Entrance Hall and Stairs



Lounge



Dining Area



Kitchen



Kitchen



Bedroom 1

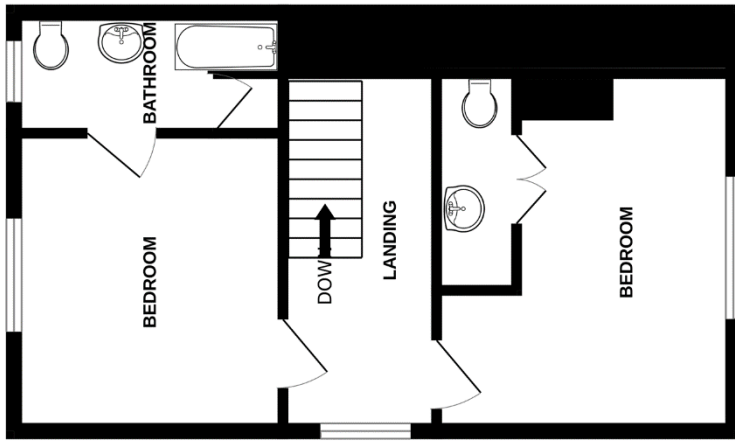


Partially Converted Cellar to Beauty/Therapy

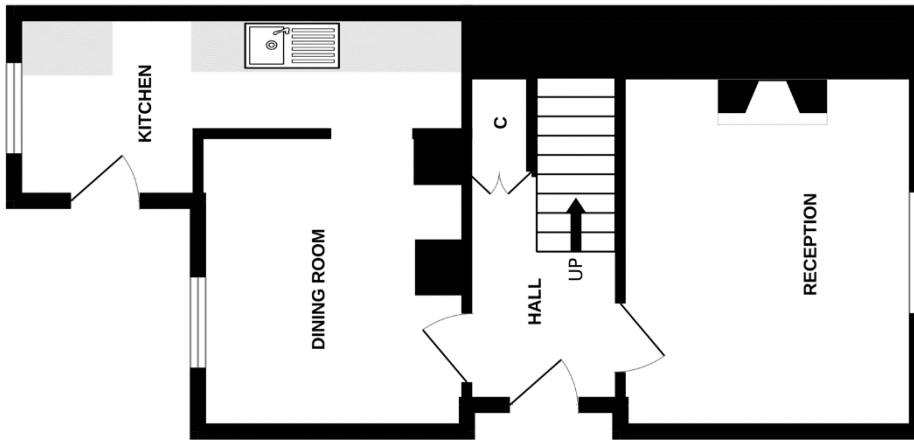


Previous Photo of Garden - New to Follow

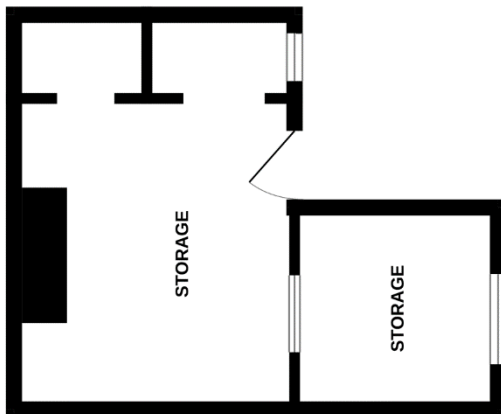
1ST FLOOR



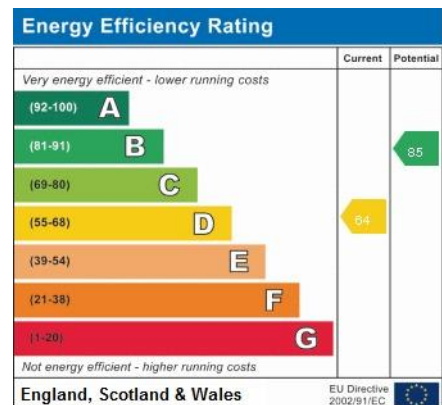
GROUND FLOOR



BASEMENT



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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