

Robartes Road, St. Dennis, St. Austell, Cornwall, PL26 8DS



£225,000

- No ongoing chain
- Semi detached 3 bedroom older style house
- Situated within popular rural village of St Dennis
- Walking distance to local amenities and schooling
- Scope for some updating and improving throughout
- Entrance hall, lounge, dining room, kitchen, pantry
- Utility room, rear porch, w.c. 3 Bedrooms, shower room
- Double glazed, night storage heating
- Driveway/parking, large lawn garden to rear with workshop 16' x 11' (4.87m x 3.35m)

A well maintained and surprisingly spacious property offering good size family accommodation with large rear garden and good size store/workshop.

In brief the accommodation comprises hallway, lounge, dining room, kitchen with pantry and utility room. There is also a rear porch and w.c.. To the first floor are 3 bedrooms and shower room. The property also has double glazing and night storage heating.

Outside there is a driveway/hard standing parking and gravel low maintenance front garden. Pathway to side leads around to the rear where there is a good size shed/workshop which measures 16' x 11' (4.87m x 3.35m) this has power connected and is ideal for a workshop for someone or to store motorbikes etc. Beyond this is a good size lawn garden with timber fencing to boundaries.

The property position on Robartes Road is in the heart of the rural village of St Dennis being within walking distance to local convenience store/post office, fish and chip shop, public house and social club along within local schooling.

The Property's positioned approximately 7.5 miles from St Austell's main town centre and close to the A30 giving excellent communications to the county and beyond and Newquay on the north coast is approximately 12 miles away.

Accommodation

Front entrance	Part patterned glazed door to hallway.
Hallway	Good immediate reception area with staircase to first floor door to lounge, door to dining room which in turn leads through to kitchen, utility room and rear porch with w.c.
Lounge	16' 0" x 11' 6" (4.87m x 3.50m) Night storage heater. TV aerial point. Windows to front and rear.
Dining room	11' 0" x 9' 3" (3.35m x 2.82m) narrowing to 7'2" (2.18m) Night storage heater. Window to front. Door to kitchen.
Kitchen	Fitted with a range of base and wall units providing cupboard and drawer storage ,working surface over with inset sink unit with part tiled walling adjacent, cooker space, window to rear enjoying garden outlook. Door to pantry measuring 4'8" x 3'3" (1.42m x 0.99m) with window to front and acrylic clad walls. Door to utility room and door to rear porch which leads to w.c.
Utility room	7' 5" x 4' 8" (2.26m x 1.42m) Space and plumbing for washing machine, further appliance space with working surface over. Patterned glazed window to side.
Rear porch	Part patterned glazed door and window to side. Door to w.c.
W.C.	5' 4" x 5' 4" (1.62m x 1.62m) Close coupled w.c. Pedestal wash hand basin with tiled splashback. Patterned glazed windows to rear and side.
First Floor	
Landing	Doors off to all 3 bedrooms and shower room. Night storage heater. Access hatch to roof space and door to recessed cupboard. Window to rear.
Shower room	7' 0" x 5' 6" (2.13m x 1.68m) plus door recess. Modern white corner shower cubicle with Titan electric shower, pedestal wash hand basin and close coupled w.c., fully tiled walls and patterned glazed window to rear.
Bedroom 1	11' 7" x 10' 1" (3.53m x 3.07m) Window to front.
Bedroom 2	11' 3" x 9' 0" (3.43m x 2.74m) plus double doors to built in wardrobe and door to cupboard over staircase bulkhead. Two windows to front.
Bedroom 3	9' 6" x 7' 5" (2.89m x 2.26m) maximum including chimneybreast. Window to rear.

Outside

To the front there is a driveway/hard standing parking with low maintenance gravel garden with path to front entrance, stone walling to boundaries. Path continues around to the side and leads to the rear. There is an immediate hard standing, patio area which leads to a good size workshop/store.

Workshop/store

16' 4" x 11' 3" (4.97m x 3.43m) Pedestrian door, window to rear enjoying garden outlook. Light and power connected. This provides a useful shed/store room or storage for motorcycles/mountain bikes.

Beyond the workshop/store is a good size lawn garden with timber fencing and hedging to boundaries.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Council Tax Band B correct as at 27 November 2023.

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR



1ST FLOOR

