

Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Currian Road, Nanpean, St. Austell, Cornwall, PL26 7YB



£165,000

- Spacious 3 bedroom terraced family house
- Vacant possession, available with no on going chain
- Popular rural village of Nanpean
- Scope for some updating, modernisation
- Living room, dining room, kitchen
- 3 Good size bedroom, family bathroom
- Electric heating (night storage heaters/electric panel heaters)
- Generous rear garden with workshop/outbuildings

This is a generous 3 bedroom available with vacant possession, no ongoing chain. Together with parking, workshops/outbuildings and a long garden, this property is in need some modernisation and updating.

The property in brief comprises of reception hall, living room, dining room kitchen, to the first floor there are three bedrooms and family bathroom. The accommodation is served by electric heating and has uPVC framed double glazing.

Outside to the front there is steps leading to the front door, with a lawn and shrub border. To the rear there is a shared lane access for the whole terrace, leading to hard standing parking for one vehicle and workshop adjacent. There is a generous rear garden with lawn and gravel patio along with two further workshop spaces.

The rural village of Nanpean is approximately 6 miles from St Austell's main town centre. The village has a good range of amenities including local schooling, convenience store and public house.

Accommodation

- Front entrance** Part patterned glazed door to entrance hall.
- Entrance hall** Good immediate reception area. Part patterned glazed door to hallway.
- Hallway** Door to dining room which in turn leads to lounge and kitchen. Staircase to first floor. Electric heater.
- Lounge** 13' 8" x 10' 10" (4.16m x 3.30m) excluding chimney breast. Window to front. Fireplace. Night storage heater. Patterned glazed doors to dining room.
- Dining room** 12' 8" x 13' 0" (3.86m x 3.96m) including fireplace. Window to rear. Opening to under stairs storage. Glazed door to kitchen. Door to lounge. Fireplace with recessed storage cupboards to either side. Night storage heater.



- Kitchen** 8' 8" x 8' 2" (2.64m x 2.49m) Window to rear. Range of wall and base units with inset sink. Space for oven, further appliance space. Wood effect paneling to walls. Part patterned glazed door to side.

First Floor

- Landing** Doors off to all 3 bedrooms, family bathroom and recessed storage cupboard.
- Bedroom 1** 11' 7" x 9' 8" (3.53m x 2.94m) Window to rear. Two radiators.
- Bedroom 2** 9' 6" x 13' 6" (2.89m x 4.11m) Window to front.



Bedroom 3
Family bathroom
Outside

10' 1" x 7' 10" (3.07m x 2.39m) Window to front.

8' 9" x 8' 2" (2.66m x 2.49m) maximum. Patterned glazed window to rear. Bath with shower over. Sink. W.C. Recessed cupboard housing hot water cylinder. Dimplex heater.

To the rear immediate courtyard with gate to shared lane.

Outside W.C - 4'11" x 3'. W.C
 Outside tap.

Beyond the shared lane is hard standing parking for 1 vehicle and further block built store 17'5" x 7'9". Electric power connected and windows.

Gate opens to the good size rear garden providing an expanse of lawn with side path leading down to a gravel patio with two further workshop/stores.

Workshop/Store - 11'7 x 9 10
 Further Workshop - 19'10" x 12'9"



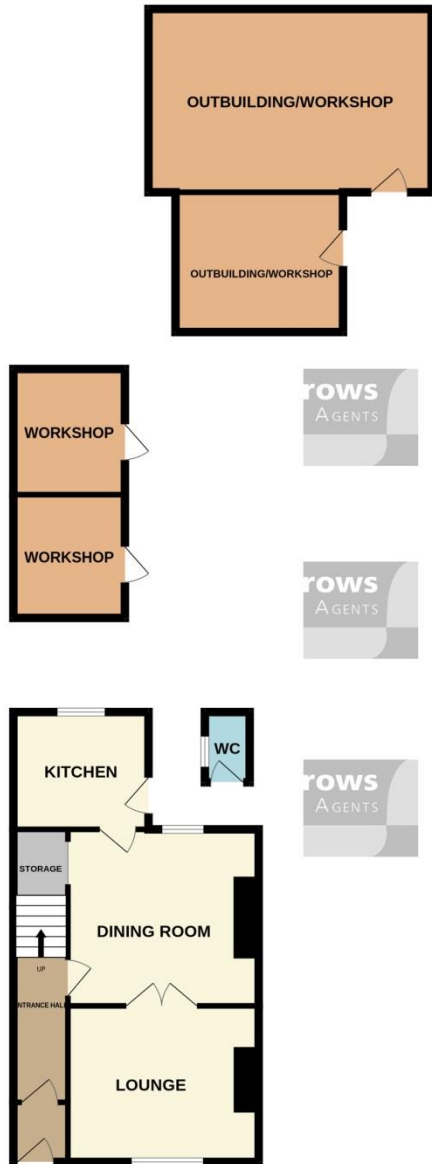
Council Tax Band A (correct at January 2023)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	42 e	
21-38	F		
1-20	G		

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.
Made with Metropix ©2023