



Fore Street

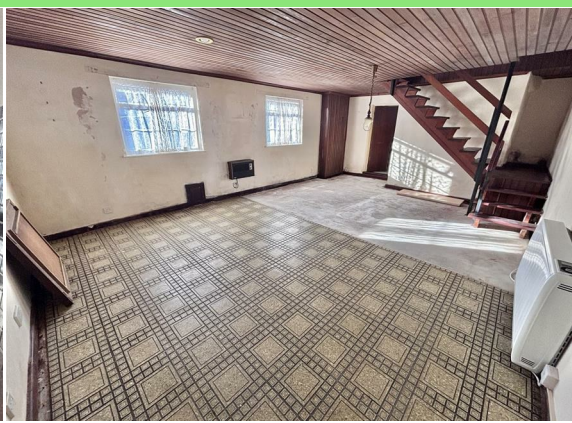
St. Dennis

St. Austell

PL26 8AB

Guide Price £300,000

- NO ONWARD CHAIN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- MODERNISATION REQUIRED
- GOOD LINKS TO THE A30
- GREAT POTENTIAL AND PRACTICAL VERSATILITY
- CONNECTED TO ALL MAINS SERVICES
  - LARGE DOUBLE GARAGE/WORKSHOP
- THREE ADDITIONAL GARAGES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - sq ft



#### PROPERTY DESCRIPTION

Smart Millerson are delighted to present this superbly positioned three-bedroom home to the market. Offered with no onward chain, this property represents an exceptional opportunity for those seeking a rewarding renovation project, allowing the buyer to create a bespoke family home in a highly desirable location.

The accommodation begins with a bright and welcoming hallway, leading to a well-appointed kitchen and an expansive lounge/diner, perfect for family living and entertaining. There is also a versatile snug, providing an additional reception space ideal for a home office, playroom, or relaxation area. The property benefits from a family bathroom and an additional downstairs WC, offering practicality and convenience for modern family life.

Upstairs, there are three generously proportioned bedrooms, providing ample space for a growing family, visiting guests, or flexible use as home offices or hobby rooms.

Externally, the property offers immense potential and practical versatility, featuring a large double garage/workshop alongside a row of three additional garages, as well as extensive hard-standing, ideal for multiple vehicles, storage, or creative project space. This combination of garages and outdoor space provides rare flexibility and adds significant value.

The property is connected to mains electricity, water, and drainage, and is currently heated via electric heaters. It falls within Council Tax Band A.

Viewings are strongly recommended to fully appreciate everything this apartment has to offer.

#### LOCATION

Located in the centre of St Dennis yet set back in a quiet spot, this property is just a short stroll from the village's key amenities, including a convenience store, doctor's surgery, primary school and well-regarded pub. St Dennis lies between the coastal town of Newquay and the historic market town of St Austell, both offering a broader selection of shops and services. The A30, Cornwall's main transport route, is also within easy reach, providing convenient access across the county and further afield.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### DOWNSTAIRS SHOWER ROOM

Double glazed frosted window to the front aspect. Splash-back tiling. Electric shower. Wash basin. W.C. Skirting.

#### KITCHEN

Double glazed windows to the front aspect. A range of wall and base fitted storage cupboard and drawers. Space for an oven, fridge, freezer, washing machine and tumble dryer. Splash back tiling. Matte finished wash basin with drainage board. Multiple plug sockets. Skirting. Tiled flooring.

#### LOUNGE/DINER

Double glazed window to the rear aspect. Night storage heater. Television point. Telephone point. Multiple plug sockets. Skirting.

#### SNUG

Dual aspect double glazed windows. Night storage heater. Electric fire. Multiple plug sockets. Separate access through UPVC double glazed door.

#### FIRST FLOOR LANDING

Skimmed ceiling. Access into the loft space. Built-in storage cupboard. Electric heater. Plug socket. Skirting. Exposed wooden floorboards.

#### BEDROOM ONE

Dual aspect double glazed windows. Electric heater. Television point. Multiple plug sockets. Skirting. Exposed wooden floorboards.

#### BEDROOM TWO

Double glazed window to the rear aspect. Television point. Exposed wooden floorboards.

#### BEDROOM THREE

Double glazed window to the front aspect. Plug socket. Skirting. Exposed floorboards.

#### BATHROOM

Double glazed window to the front aspect. Two built-in storage cupboards, one of which houses the hot water cylinder. Splash-back tiling. Mains fed shower over the bath. Wash basin. W.C. Skirting. Exposed wooden floorboards.

#### EXTERNALLY

Externally, the property offers immense potential and practical versatility, featuring a large double garage/workshop alongside a row of three additional garages, as well as extensive hard-standing, ideal for multiple vehicles, storage, or creative project space. This combination of garages and outdoor space provides rare flexibility and adds significant value.

#### SERVICES

The property is connected to mains electricity, water, and drainage, and is currently heated via electric heaters. It falls within Council Tax Band A.

#### MATERIAL INFORMATION

Verified Material Information

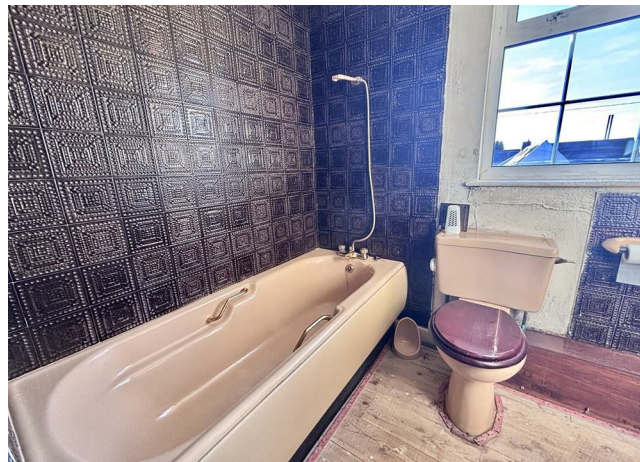


Council Tax band: A  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: Survey Instructed  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Room heaters only is installed.  
 Heating features: None  
 Broadband: ADSL copper wire  
 Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - Good  
 Parking: Garage, Off Street, On Street, Garage En Bloc, Driveway, Gated, Private, and Rear  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: Yes: Vehicular access over the yard  
 Long-term area flood risk: No

Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

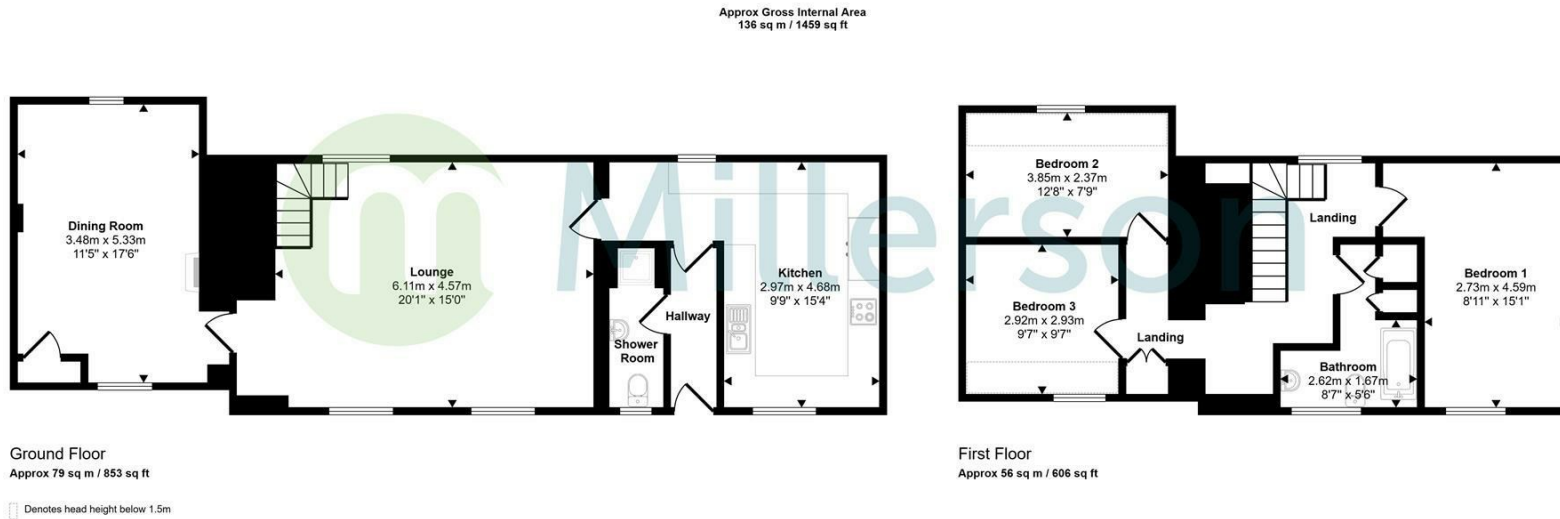
T: 01726 72289

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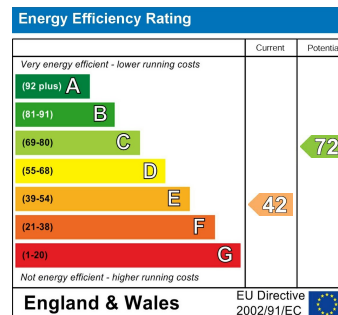
Scan QR Code For  
Material Information



Scan  
me!



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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