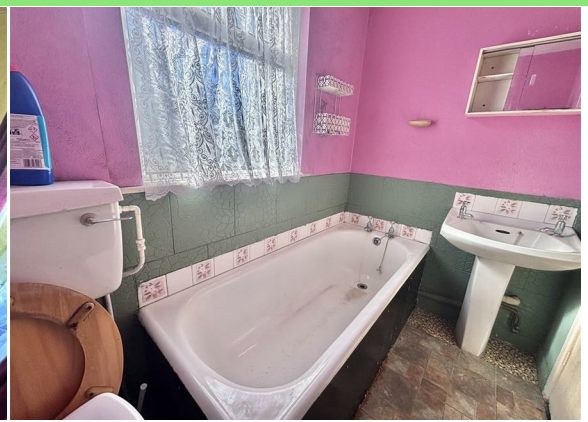
Fore Street
St. Dennis
St. Austell
PL26 8AF

Guide Price £80,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
- CASH BUYERS ONLY
- POTENTIAL TO CREATE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- GOOD LINKS TO THE A30
- MODERNISATION REQUIRED
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 914.93 sq ft

3

1

2

E49

PROPERTY DESCRIPTION
CASH BUYERS ONLY

Millerson Estate Agents are proud to present this deceptively spacious three-bedroom mid-terrace property. Whether you're a first-time buyer, an investor, or a growing family seeking a project, this property offers a rare chance to reimagine and transform a generously sized home to your exact taste and standards.

Set in a convenient and well-connected location, the property welcomes you with a bright and airy entrance hallway. The ground floor offers excellent proportions, featuring a large lounge filled with natural light, a separate dining room perfect for entertaining or family meals, a functional kitchen, and a family bathroom.

Upstairs, you'll find three spacious and well-proportioned bedrooms, offering flexibility for sleeping arrangements, guest rooms, or even a dedicated home office space. High ceilings and a sense of light throughout further enhance the feeling of space across both floors.

Externally, the property enclosed rear garden, offering a peaceful retreat and ample room for landscaping or outdoor entertaining. A hardstanding outbuilding adds valuable storage or potential for workshop space. To the front, a generous courtyard area offers potential for off-road parking, subject to the relevant planning consents.

The property is connected to mains electricity, water, and drainage, and is currently heated via electric heaters. It falls within Council Tax Band A, making it an affordable and attractive option for a wide range of buyers.

LOCATION
Situated in the heart of St Dennis but in a tucked away position this property is within a short walk to the main amenities of the village including a convenience store, doctors surgery, primary school and popular public house. St Dennis itself is situated between the coastal resort of Newquay and historic market town of St Austell which both have a wider and more comprehensive range of facilities, the main A30 trunk road is also easily accessible which services Cornwall and beyond.

THE ACCOMMODATION COMPRISES
(All dimensions are approximate)

ENTRANCE HALLWAY
uPVC double glazed door. Consumer unit. Telephone point. Skirting. Carpeted flooring.

LOUNGE
12'0" x 10'5" (3.67m x 3.19m)
Single glazed window to the front aspect. Electric fireplace. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

DINING ROOM
15'10" x 10'9" (4.83m x 3.28m)
Internal window. Smoke alarm. Electric panel heater. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN
11'6" x 8'11" (3.52m x 2.74m)
Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards. Larder. Space for an electric oven, washing machine, dishwasher, fridge and freezer. Stainless steel sink basin with drainage board. Internal window. Multiple plug sockets. Skirting. Vinyl flooring. uPVC double glazed door leading into the garden.

BATHROOM
7'4" x 4'6" (2.26m x 1.39m)
Double glazed window to the rear aspect. Bath. Wash basin. W.C. Vinyl flooring.

FIRST FLOOR LANDING
Access into a partially boarded loft space. Double glazed window to the rear aspect. Built in storage cupboard. Plug socket. Skirting. Carpeted flooring.

BEDROOM ONE
10'5" x 10'0" (3.18m x 3.06m)
Double glazed window to the front rear aspect. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO
11'11" x 9'4" (3.64m x 2.87m)
Skimmed ceiling. Single glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE
8'9" x 5'11" (2.68m x 1.81m)
Skimmed ceiling. Single glazed window to the front aspect. Skirting. Carpeted flooring.

EXTERNAL

GARDEN
Externally, the property enclosed rear garden, offering a peaceful retreat and ample room for landscaping or outdoor entertaining. A hardstanding outbuilding adds valuable storage or potential for workshop space. To the front, a generous courtyard area offers potential for off-road parking, subject to the relevant planning consents.

OUTBUILDING

9'1" x 7'7" (2.77m x 2.33m)
Single glazed window to the rear aspect.

PARKING

There is no allocated parking with property. Plenty of on street parking can be found close by.

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 undefined 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: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good
Parking: None
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
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.

Ground Floor **First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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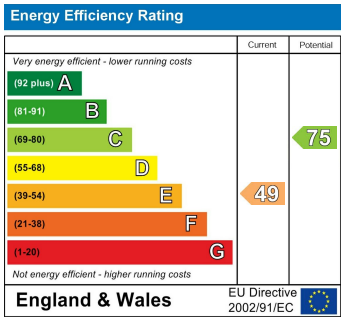

Needing To Sell?

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

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