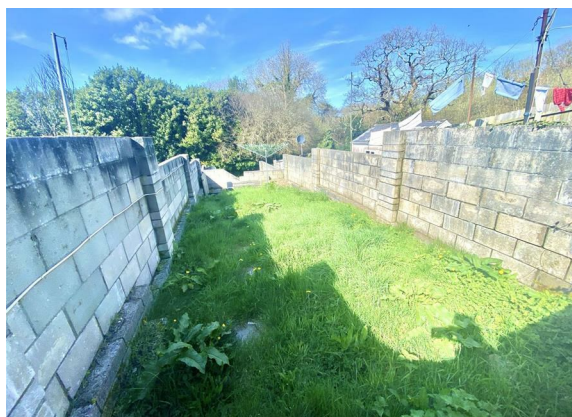




Terras Road  
St. Stephen  
St. Austell  
PL26 7RT  
£130,000

- CHAIN FREE
- LARGE REAR GARDEN
- PARKING
- TWO BEDROOMS
- CLOSE TO VILLAGE CENTRE
- GREAT POTENTIAL
- OPEN FIRE
- CALOR GAS CENTRAL HEATING



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 473.60 sq ft



### PROPERTY

This is a lovely two bedroom character terraced cottage with great potential with sitting room with open fire, kitchen/diner, two bedrooms and bathroom.

The property is set back from the road with front lawn area and to the rear is a long rear garden with rear yard, lawn area and steps to parking space which is accessed of a small vehicular lane.

### LOCATION

This property is located on the edge of the village of St Stephen in Brannel. Local amenities including the doctors surgery, Parish church, convenience shop, post office, public house and primary and secondary schools which are all within walking distance of the property in addition to the village favourite of the fish and chip shop. The nearest bus stop is close by and provides access to neighbouring villages and towns including Newquay, Truro and Fraddon. The property is a short drive away from St Austell town centre, offering a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award winning Eden Project are close by.

### ACCOMMODATION COMPRISES

Front door leading into:

#### SITTING ROOM

12'8" x 9'1" (3.87 x 2.76)

Double glazed window to front, panelled radiator, open fire with slate hearth and granite lintel over, two wall lights, glazed door leading to:

#### KITCHEN/DINER

11'9" x 11'6" (3.58 x 3.50)

Range of wood fronted units, built in oven, hob and extractor, breakfast bar, one and half stainless steel sink unit with mixer taps, double glazed window over looking rear garden, part glazed front door leading to rear garden, stairs to first floor.

### LANDING

Access to loft space, door leading to bedrooms and bathroom.

#### BEDROOM ONE

12'4" x 8'2" (3.76 x 2.50)

Panelled radiator, double glazed window to front elevation.

#### BEDROOM TWO

9'3" x 6'4" (2.83 x 1.92)

Panelled radiator, double glazed window to rear elevation and far reaching views, wardrobe recess.

#### BATHROOM

6'2" x 5'9" (1.89 x 1.76)

With part tiled walls, panelled bath with shower over, pedestal wash hand basin, heated towel rail, low level WC.

#### OUTSIDE

To the front is an open plan lawn area.

To the rear is a rear yard area with outside tap, block outhouse with wall mounted Calor gas boiler, gate leading to enclosed rear garden laid to lawn and, steps leading to the parking area, which is approached via a access lane back onto the road.

#### SERVICES

Mains water, electricity, drainage, Calor gas central heating.

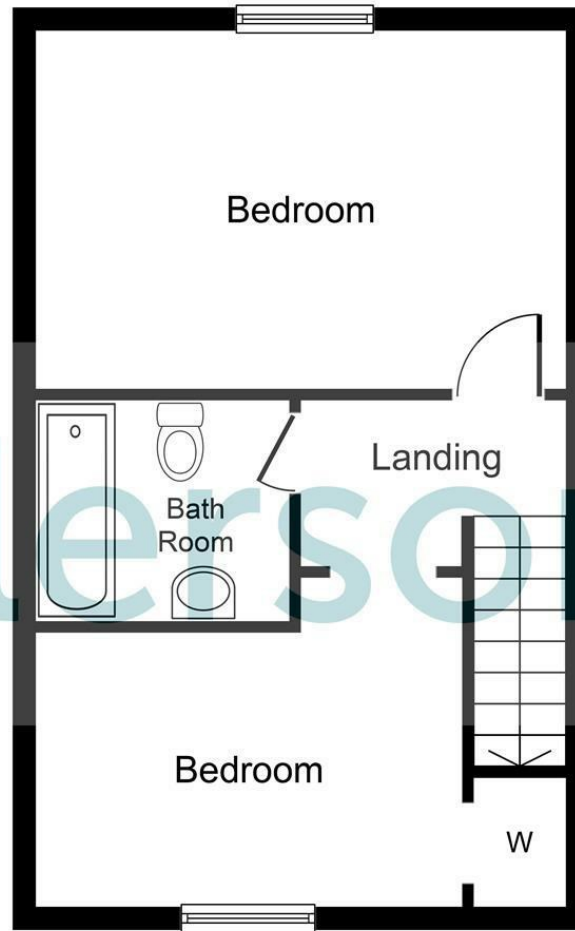
Council tax band 'A'

Agents note: None of the compliances have been tested and the open fire has not been checked.





**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.  
 Copyright V360 Ltd 2023 | www.houseviz.com

## Directions To Property

## Contact Us

Millerson Estate Agents  
 5-6 Market Street  
 St Austell  
 Cornwall  
 PL25 4BB  
 E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
 T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

