



Trelavour Road St. Dennis Cornwall PL26 8AH

Guide Price £200,000

- CASH BUYERS ONLY
- SPRAY FOAM INSULATION
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN
- SUBSTANTIAL FAMILY HOME
- RENOVATION REQUIRED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1044.10 sq ft



3



1



2



G10

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present to the market this substantial three bedroom detached property, occupying a generous and commanding plot. Ideally situated within walking distance of local amenities and transport links, this versatile home offers spacious accommodation throughout and provides an excellent opportunity for those looking to put their own stamp on their next property. We have been advised that spray foam insulation is present within the loft space; as a result, the property is available to cash buyers only.

The accommodation begins with a bright and welcoming entrance porch, with doors leading through to the main living areas. The ground floor comprises a cosy snug featuring an open fireplace, a spacious and light-filled lounge, a well-equipped kitchen and a useful separate pantry, providing ample storage and practical living space.

Ascending to the first floor, the property offers three well-proportioned double bedrooms, along with a versatile box room which could be utilised as a home office, study or additional storage space. Completing the first floor is a family shower room.

Externally, the property benefits from an expansive and established rear garden, which has been thoughtfully divided into a number of different areas. Immediately outside the rear door is a generous patio area, providing an ideal space for outdoor seating and entertaining. From here, there is access to an outside W.C. and utility room. A raised shingled area is accessed via a trellis and features a pond, making this an appealing space for those with an interest in aquatic gardening. Further into the garden is a lawned area, offering plenty of space for family activities, children or outdoor relaxation. To the rear of the garden is a hardstanding area with concrete bases, providing an ideal space for a workshop, greenhouse, shed or other outbuildings, subject to any necessary permissions.

To the front of the property is a garage together with off-road parking for multiple vehicles, providing excellent convenience for larger households.

The property is connected to mains electricity, water and drainage and is heated via oil-fired radiators. The property falls within Council Tax Band C.

LOCATION

St Dennis is a rural village and civil parish in central Cornwall, located approximately 6 miles north-east of Newquay and 6 miles north-west of St Austell. The village is surrounded by farmland and open countryside, with the landscape also reflecting the area's historic china clay industry. St Dennis has a small, established community with local amenities including a primary school, church, shops and community facilities. Despite its rural setting, the village has good road connections to nearby towns and the wider Cornish transport network, including the A30. The area combines residential, agricultural and industrial landscapes, giving St Dennis a distinctive character and strong connection to Cornwall's industrial heritage.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE PORCH

uPVC door leading into:

ENTRANCE HALLWAY

Coving. Skirting. Carpeted flooring.

SNUG

Coving. Double glazed window to the front aspect. Open fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

LOUNGE

Coving. Double glazed window to the front aspect. Fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

INNER HALLWAY

Consumer unit. Under-stairs storage cupboard. Vinyl flooring. Doors leading into:

PANTRY

Coving. Double glazed window to the rear aspect. Multiple plug sockets. Skirting. Vinyl flooring.

KITCHEN

Coving. Double-glazed window to the side aspect. A range of wall- and base-fitted storage cupboards and drawers. Integrated eye-level oven and grill. Four-ring electric hob. Splashback tiling. Wash basin with drainer. Multiple power sockets. Skirting boards. Vinyl flooring. Door leading into:

REAR PORCHWAY

Double glazed windows to the rear aspect. uPVC door leading into the rear garden.

FIRST FLOOR LANDING

Coving. Smoke alarm. Skirting boards. Carpeted flooring. Doors leading to:

BEDROOM ONE

Double-glazed window to the front aspect. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

BEDROOM TWO

Double-glazed window to the side aspect. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

SHOWER ROOM

Coving. Double-glazed window to the rear aspect. Splashback panelling throughout. Double shower cubicle housing an electric shower. W.C. Radiator. Skirting boards. Vinyl flooring.

BEDROOM THREE

Double-glazed window to the front aspect. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

OFFICE/STUDY/BEDROOM FOUR

Access to the loft space. Double-glazed window to the front aspect. Over-stairs storage cupboard. Skirting boards. Carpeted flooring.

EXTERNALLY



GARDEN

Externally, the property benefits from an expansive and established rear garden, which has been thoughtfully divided into a number of different areas. Immediately outside the rear door is a generous patio area, providing an ideal space for outdoor seating and entertaining. From here, there is access to an outside W.C. and utility room. A raised shingled area is accessed via a trellis and features a pond, making this an appealing space for those with an interest in aquatic gardening. Further into the garden is a lawned area, offering plenty of space for family activities, children or outdoor relaxation. To the rear of the garden is a hardstanding area with concrete bases, providing an ideal space for a workshop, greenhouse, shed or other outbuildings, subject to any necessary permissions.

UTILITY

Double glazed window to the rear aspect. Wash basin. Space for an under-counter washing machine and tumble dryer. Multiple plug sockets. Vinyl flooring.

W.C.

W.C. Vinyl flooring.

PARKING

To the front of the property is a garage together with off-road parking for multiple vehicles, providing excellent convenience for larger households.

SERVICES

The property is connected to mains electricity, water and drainage and is heated via oil-fired radiators. The property falls within Council Tax Band C.

AGENTS NOTE

We have been advised that spray foam insulation is present within the loft space; as a result, the property is available to cash buyers only.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: G

The building

Detached house, standard construction





Trelavour Road, St. Dennis, Cornwall

3 bedrooms, 1 bathroom, 2 receptions

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone ok, Three ok, EE good

Parking: Off Street, On Street, Private, and Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL320870):

- The property is subject to rules mentioned in a 1979 deed which may limit how the land is used to ensure the area remains pleasant.

- The property is subject to rights held by others as mentioned in the 1979 deed, which means the owner must allow others to exercise specific rights over the land, such as access for repairs.

- The 2024 transfer document includes 'positive and indemnity covenants'. These are legal obligations where the owner must perform certain duties, like maintaining boundaries, or promise to follow older rules to protect previous owners from legal costs.

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?

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Cornwall

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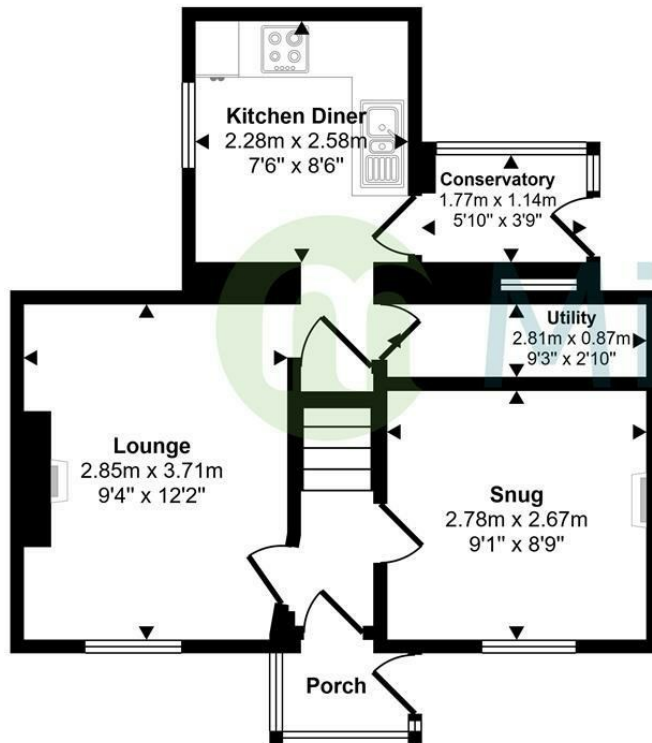
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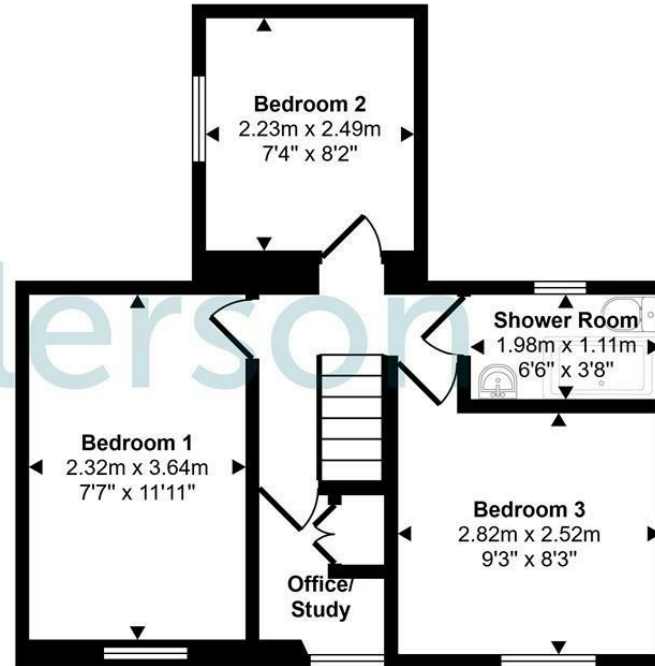
Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor

Approx 36 sq m / 389 sq ft

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.



First Floor

Approx 32 sq m / 341 sq ft

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