

**101 CURRIAN ROAD, NANPEAN, CORNWALL PL26 7YB****PRICE £180,000**

**FOR SALE A WELL PROPORTIONED FAMILY HOME SITUATED IN A POPULAR VILLAGE APPROXIMATELY 6 MILES FROM ST AUSTELL TOWN OFFERING THREE BEDROOMS AND LARGE REAR GARDEN WITH DOUBLE GARAGE. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, HALL, LOUNGE, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, THREE BEDROOMS AND FAMILY SHOWER. OUTSIDE SMALL FRONT GARDEN AND LARGE REAR GARDEN WITH DOUBLE GARAGE.**

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### The Property

For sale a well proportioned family home situated in a popular village approximately 6 miles from St Austell town offering three bedrooms and large rear garden with double garage. In brief the accommodation comprises of entrance porch, hall, lounge, separate dining room, kitchen/breakfast room, three bedrooms and family shower. Outside small front garden and large rear garden with double garage.

Nanpean is a rural village on the outskirts of St Austell with amenities including primary school, Chinese takeaway and convenience store. At the end of terrace there is a bus stop with direct routes to Truro, Newquay and St Austell. More comprehensive needs are served by St Austell itself which offers a wider range of facilities including secondary and tertiary education, leisure centre with swimming pool, cinema, bowling alley and a wide variety of pubs, restaurants and bistros. Further afield lie the sandy beaches of both the north and south coasts, the picturesque harbour of Charlestown and Mevagissey and attractions such as the Lost Gardens of Heligan and the world renowned Eden Project.

### Room Descriptions

#### Entrance hall

Stairs to the first floor, telephone point, night storage heater, double doors leading to the entrance porch, Electric meters and full glazed doors to the front.

#### Lounge

11' 8" x 10' 8" (3.56m x 3.25m)  
Large window to the front, night storage heater.

#### Dining Room

11' 10" x 13' 10" (3.61m x 4.22m)  
With understairs cupboard with looking through to the kitchen, full glazed French doors to the kitchen, tiled open fireplace with fitted gas fire, two cupboards either side of the chimney breast.

#### Kitchen/breakfast room

17' 4" x 7' 7" (5.28m x 2.31m) Half glazed U.p.v.c. door and window to the rear, built in lauder cupboard, built in hob, space for cooker, double bowl sink unit, space and plumbing for washing machine.

#### Landing

There is a half landing which leads of to the shower room, two built in storage cupboards, one housing the hot water cylinder. Access to the roof void.

#### Shower Room

8' 3" x 5' 3" (2.51m x 1.60m) Fitted with modern mains shower, vanity unit, low level W.C. window to the rear.