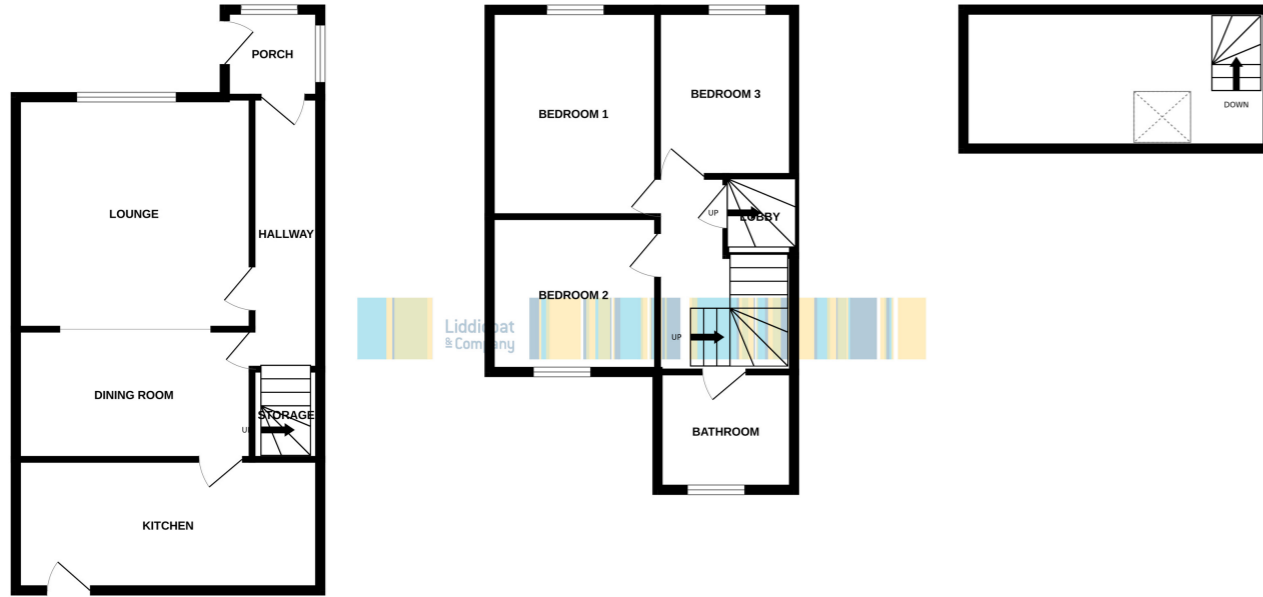


GROUND FLOOR
534 sq. ft. (49.6 sq.m.) approx.

1ST FLOOR
425 sq. ft. (39.5 sq.m.) approx.

2ND FLOOR
142 sq. ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**7 FERNLEIGH TERRACE, NANPEAN, ST AUSTELL,
CORNWALL PL26 7YP**

PRICE £140,000



AN END TERRACED OLDER STYLE HOUSE SITUATED ON THE FRINGE OF THIS POPULAR VILLAGE WHICH IS CHAIN FREE. THE GENEROUSLY PROPORTIONED ACCOMMODATION COMPRISES, ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, LARGE KITCHEN, THREE GOODSIZED BEDROOMS, ATTIC ROOM AND BATHROOM WITH SEPARATE SHOWER. OUTSIDE PARKING TO THE FRONT, SIDE LANE LEADING TO A STONE BUILT GARAGE. THERE ARE STEPS LEADING TO AN ELEVATED GARDEN AREA. THE PROPERTY DOES REQUIRE SUBSTANTIAL IMPROVEMENT. EPC F.

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

An end terraced older style house situated on the fringe of this popular village which is CHAIN FREE. The generously proportioned accommodation comprises, Entrance porch, entrance hall, lounge, dining room, large kitchen, three goodsized bedrooms, attic room and bathroom with separate shower. Outside parking to the front, side lane leading to a stone built garage. There are steps leading to an elevated garden area. The property does require substantial improvement. The property lies just outside this popular village which enjoys a local village store and junior school. The nearest larger village is St Dennis which offers several retail shops, schools and easy access to the main A30 providing excellent road links to the rest of the County

Room Descriptions

Entrance Porch

4' 2" x 5' 6" (1.27m x 1.68m) Half glazed U.p.v.c. door and windows, door leading to the entrance hall, tiled floor.

Entrance Hall

14' 6" x 3' 4" (4.42m x 1.02m) With door leading to the dining room, stairs to the first floor, telephone point.

Lounge

13' 9" x 13' 7" (4.19m x 4.14m) Large U.p.v.c. window to the front. Archway through to the dining room.

Dining Room

8' 5" x 12' 8" (2.57m x 3.86m) Understair cupboard, door leading to the kitchen.

Kitchen

18' 8" x 7' 5" (5.69m x 2.26m) Half glazed U.p.v.c. door to the rear, two windows to the rear, floor mounted oil boiler supplying radiators and hot water, (not tested),

Landing

5' 3" x 12' 4" (1.60m x 3.76m) Stairs leading to the first floor with half landing leading of to the bathroom, and from the main landing stairs leading top the 2nd floor attic room, understairs cupboard.

Bathroom

9' 7" x 7' 5" (2.92m x 2.26m) Window to the rear, airing cupboard, low level W.C. wash hand basing, panelled bath and separate shower cubicle.

Bedroom 2

11' 3" x 9' 0" (3.43m x 2.74m) Window to the rear.

Bedroom 1

13' 3" x 9' 6" (4.04m x 2.90m) Window to the front.

Bedroom 3

9' 9" x 6' 8" (2.97m x 2.03m) Window to the front.

Attic Room

9' 9" x 16' 3" (2.97m x 4.95m) With low ceiling, velux window.

Garage/store

The garage is situated just to the side and rear of the property and the garage is situated over part of the garage. The rear garden has steps leading up from the rear path.

Outside

To the front of the property is a brick paved parking area providing parking for two cars. There is a vehicular lane to the left hand side which provides access to the garage and the garden as well as the other properties within the terrace.