

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.

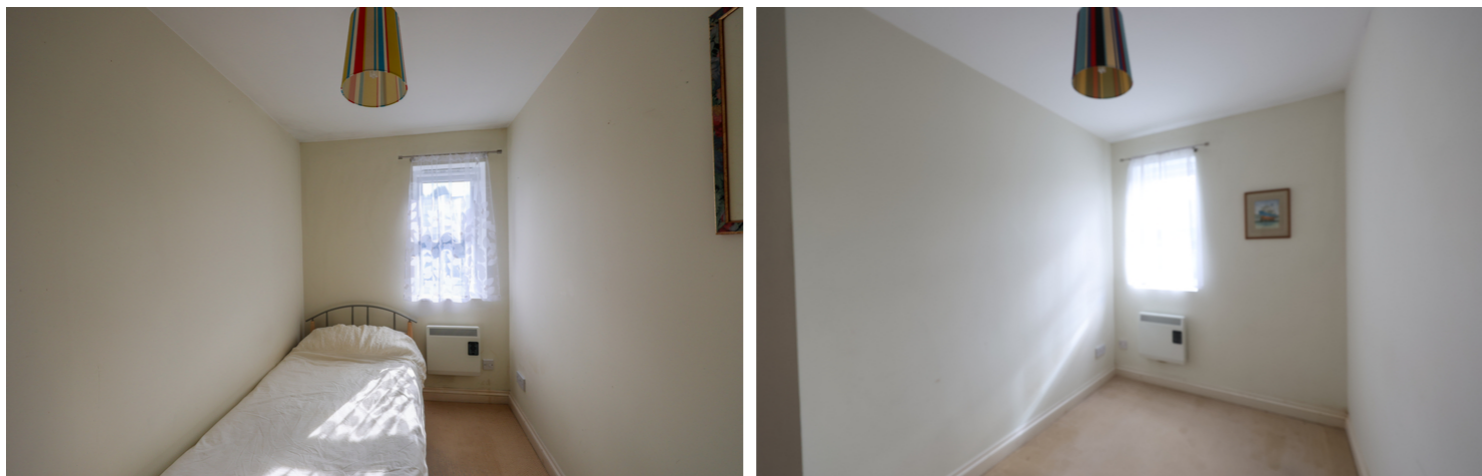


TOTAL FLOOR AREA: 659 sq.ft. (61.3 sq.m.) approx.

While 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.
Made with Metropix (2023)

**5 TYNANCE COURT, ST DENNIS, ST AUSTELL, CORNWALL
PL26 8FL**

PRICE £189,950



OFFERED FOR SALE IN THE HEART OF THIS POPULAR VILLAGE IS THIS WELL PRESENTED END TERRACED HOUSE OFFERING THREE BEDROOMS AND LEVEL WELL PROPORTIONED GARDENS TO THE FRONT AND REAR. THE ACCOMMODATION IN BRIEF COMPRISES OF: ENTRANCE PORCH, KITCHEN/DINING ROOM, LIVING ROOM WITH FRENCH DOORS LEADING TO THE GARDEN, CLOAKROOM, THREE BEDROOMS AND BATHROOM. TO THE REAR IS A LARGE TIMBER SHED AND ALLOCATED PARKING TO THE REAR OF THE GARDEN. THE PROPERTY BENEFITS FROM EFFICIENT ELECTRIC PANEL RADIATORS AND U.P.V.C. DOUBLE GLAZED WINDOWS AND DOORS.

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.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





The Property

Offered for sale in the heart of this popular village is this well presented end terraced house offering three bedrooms and level well proportioned gardens to the front and rear. The accommodation in brief comprises of: Entrance porch, kitchen/dining room, living room with French doors leading to the garden, cloakroom, three bedrooms and bathroom. To the rear is a large timber shed and allocated parking to the rear of the garden. The property benefits from efficient electric panel radiators and U.p.v.c. double glazed windows and doors.

Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining. This striking and dramatic scenery can be explored using clearly marked trails for walking, cycling and horse riding. St Dennis is a thriving village located between St Austell and Newquay with good access to the A30, church, primary school, public house and convenience store. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project.

Room Descriptions

Entrance Porch

With part glazed U.p.v.c. door leading into the kitchen/Dining room.

Kitchen/Dining Room

3.747m x 3.060m (12' 4" x 10' 0") Fitted with a good range of base units and high level cupboards in wood, built in Belling oven, ceramic hob, extractor fan, night storage heater, window to the front, low voltage lighting, door to inner hall. Space and plumbing for washing machine.

Inner Lobby

With turning stairs to the first floor, with stairwell illumination, under stairs cupboard, door to the cloakroom.

Cloakroom

With white W.C. wash hand basin, extractor fan.

Living Room

3.756m x 3.198m (12' 4" x 10' 6") With French doors leading to the rear garden, low voltage lighting, wall lights, night storage heater.

Landing

Bedroom 1

3.086m x 3.74m (10' 1" x 12' 3") With window to the front, panel radiator.

Bedroom 2

1.8m x 3.19m (5' 11" x 10' 6") With panel radiator, window to the rear. Roof access.

Bedroom 3

3.2m x 1.7m (10' 6" x 5' 7") Window to the rear, panel radiator.

Bathroom

Fitted with a white three piece suite comprising of Panelled bath with shower screen and electric shower over the bath, florescent light/shaver socket, window to the side.

Outside

To the front of the property is a level neat lawned garden with access to the right hand side of the property leading to the rear. The rear garden is of good proportions lawned and level with a rear access leading to the parking area. There is also a large timber garden shed included in the sale.