

MAY WHETTER & GROSE

40 KELLOW ROAD, ST DENNIS, PL26 8AW

GUIDE PRICE £275,000



****VIDEO TOUR AVAILABLE****

AVAILABLE FOR THE FIRST TIME IN APPROXIMATELY 47 YEARS IS THIS DETACHED FOUR BEDROOM VERSATILE FAMILY RESIDENCE LOCATED IN THE EVER POPULAR VILLAGE OF ST DENNIS, IN A QUIET CUL-DE-SAC ENJOYING AN PRIVATE AND SUNNY ASPECT REAR GARDEN WITH SOME FAR REACHING VIEWS. INTERNALLY OFFERING VERSATILE LIVING WITH DOWNSTAIRS DOUBLE BEDROOM, LOUNGE. SEPARATE DINING ROOM AND KITCHEN BREAKFAST ROOM WITH THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION FOR BOTH THE NORTH AND SOUTH COASTS AND THE A30 AND THE HIGH STANDARD OF FINISH THROUGHOUT. EPC - D



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The village of St Dennis is situated within easy access of the A30 and offers a range of amenities including a shop and post office, public house, doctors surgery, bank and primary school. St Austell town centre is situated approximately 7 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Eden Project and picturesque port of Charlestown are situated a short drive away. The town of Fowey is approximately 16 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property

Directions:

From St Austell take the A3050 and then the B3279 towards St Dennis. At the crossroads at the top of the village, just before the Petrol Station turn right into Gothers Road. Go past the Fire Station and take the first main left into Trelavour Road. Turn left into Kellow Road and head down to the bottom, the property will appear on the left hand side. For reference the property has a light front door.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the pedestrian gated pathway a covered entrance with outside courtesy lighting leads to a stain glassed front door with obscure glass panels to both sides opens into entrance hall.

Entrance Hall:



A warm, wide welcoming hallway. Finished with coloured carpeted flooring that continues up onto the staircase and landing. Two toned wall surround. Radiator hidden behind decorative cover. Under stairs built-in storage cupboards. Four panelled white doors into the downstairs bedroom and main living area to the rear.

Bedroom:

11'0" x 10'5" (3.37m x 3.19m)



(maximum measurement)

Double glazed window with pull back vertical blinds and radiator beneath.

Kitchen/Breakfast Room:

18'10" x 12'11" (5.76m x 3.95m)



Enjoying an outlook over the rear garden from two large double glazed windows. Obscure part glazed Upvc panel door. This impressive kitchen/breakfast room consists of a comprehensive range of wall and base units complemented with a slate effect roll top laminate work surface incorporating four ring Siemens hob with hidden extractor. Integrated Siemens oven and microwave. Integrated fridge freezer. Under unit space and plumbing for washing machine. One and a half bowl stainless steel sink and drainer with mixer tap. Matching island with breakfast bar. Under unit lighting. Built-in wine rack. All complemented with a light wood effect floor covering.



Dining Area:
11'10" x 7'8" (3.63m x 2.34m)



Enjoying an outlook over the rear garden from a low level double glazed window with display sill and radiator beneath.

First Floor Landing:
From the entrance hallway the carpeted staircase leads to the first floor landing. Access to loft. Four panel wood doors into all bedrooms and bathroom. Door into airing cupboard with slatted shelving.

Lounge:
11'10" x 14'7" (3.63m x 4.47m)



Finished with a light coloured carpeted flooring which continues into the dining room. Focal point of a slate stone fireplace with display surround and wood mantle. Low level large Upvc double glazed window with pull back vertical blinds and radiator beneath. Open archway to dining area.

Bedroom:

8'7" x 13'9" (2.63m x 4.20m)



(measurement into recess)

Double glazed window to front elevation enjoying views over towards the Church. Glass mirror fronted sliding doors into built-in wardrobes with further four panel wood door into additional recess shelving and storage.

**Bathroom:**

8'2" x 5'6" (2.50m x 1.70m)



(maximum measurement over bath)

Comprising of a low level WC with hidden cistern, hand basin set into vanity storage unit and panel bath with sliding glass shower screen and wall mounted shower head. Offering a great deal of natural light from two Upvc obscure double glazed windows both with fitted venetian blinds.

Bedroom:

6'6" x 11'1" (2.00m x 3.40m)



Upvc double glazed window to the gable end of the property from where you can enjoy views over towards the north coast, up towards the Church and across to the Cornish Clay Heritage Burrows. Wall mounted radiator. Low level eaves storage. Built in wardrobes.

Bedroom:

14'11" x 5'0" into bay 9'1" (4.57m x 1.54m into bay 2.77m)



Also enjoying views towards the Church from a double glazed window with radiator beneath. Built in wardrobe storage.

Outside:

The property is situated to the end of the quiet cul-de-sac, set back from the pavement behind a low wall with pillared pedestrian gated access, bordered by raised lawns to both sides with planted borders. Being detached there is access down both side. To the right a driveway with parking for approximately two vehicles and garage.

Garage:

With up and over door.

**Agents Note:**

The rear garden can also be accessed from the kitchen/breakfast room leading out onto a paved patio with steps down to a vegetable garden and large storage shed. Expanse area of open lawn with deep planted borders and large fish and nature pond. We are lead to believe the property enjoys a great deal of sun during the day and into the evening.



Located at the rear on the roof are Solar Panels, these are owned by the property and offer circa income of approximatively £2000.00 per annum depending on usage.

Council Tax - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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