

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 19 Gilbert Close

St. Stephen, PL26 7PH

Guide Price £219,950



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## The Property

This two/three bedroom home is set within the popular village of St Stephen. Having been extended by previous owners, the property offers generous living space with a living room, kitchen/diner, Utility room and W.C all on the ground floor. Off the utility room, there is also an outside office room that has, in the past been used as a hair salon. To the first floor you will find two double bedrooms and a cot room, as well as a bath/shower room.

To the outside of property you has good sized, enclosed rear gardens with gated access to the parking area. The property is double glazed throughout and has an air conditioning/heating system installed.

St Stephen offers a wide range of amenities, including primary and secondary schools, a post office, local stores, a public house, sports club, and a church. Surrounded by rolling fields, the village boasts numerous walking trails and footpaths leading into the adjoining countryside, with excellent access to St Austell, Truro, The A30 and the North Coast.

## Entrance Hall

10'9 x 5'11 (3.28m x 1.80m)

## Living Room

12'1 x 11'6 (3.68m x 3.51m)

## Kitchen

9'7 x 9'5 (2.92m x 2.87m)

## Dining Room

10'2 x 8'2 (3.10m x 2.49m)

## Utility Room

12'3 x 4'10 + 5'10 x 7'4 (3.73m x 1.47m + 1.78m x 2.24m)

## W.C

7'3 x 2'4 (2.21m x 0.71m)

## Office (Outside)

7'0 x 7'0 (2.13m x 2.13m)

## Landing

## Bedroom One

10'9 x 9'10 (3.28m x 3.00m)

## Bedroom Two

8'10 x 8'3 (2.69m x 2.51m)

## Study/Cotroom

9'2 x 4'11 (2.79m x 1.50m)

## Bathroom

7'3 x 5'4 (2.21m x 1.63m)

## Gardens

The generous gardens are laid to lawn with a patio seat area. There is a rear gate that leads out to the parking area.

## Parking

There is a layby to the side of the property that provides parking. The previous owners also used to park in front of there rear gates that lead into the garden.

## Directions

Sat Nav: PL26 7PH

What3words: ///geek.crystal.joked (Scan QR Code in Photos)

Tel: 01872 571454

## Property Information

Age of Construction:

Construction Type: Brick and Block

Heating: Mains Air Conditioning/Heating System

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: D56

Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness

for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



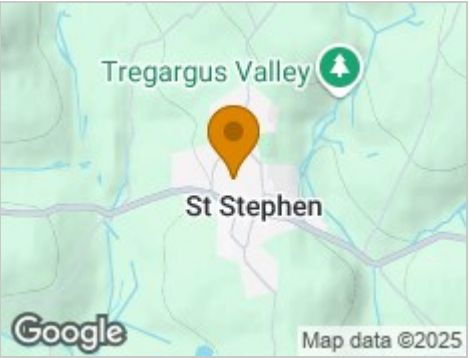
Road Map



Hybrid Map



Terrain Map



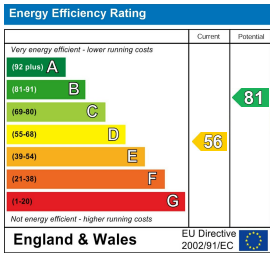
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.