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C A M E L

COASTAL & COUNTRY



119 Stannary Road

Stenalees, St. Austell, PL26 8ST

Guide Price £165,000



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### The Property

A spacious and well-proportioned two-bedroom semi-detached character home with large mature rear gardens backing onto open fields. Currently the property would benefit from a updating and modernisation but would make a great first timer buyers home or that next step on the property ladder.

The accommodation offers a practical layout with an entrance hall, living room, separate dining room that is open to a spacious fitted kitchen on the ground floor. Upstairs are two generous double bedrooms and a bathroom with shower over the bath. The property also benefits from oil-fired central heating and UPVC double glazing throughout.

To the front is a small enclosed courtyard, with a shared pathway leading to the rear. The sizeable gardens are positioned slightly offset to one side and include extensive lawned areas, mature shrubs and planting, with open fields adjoining the rear boundary.

Stenalees is a popular village approximately three miles north of St Austell. The village has a primary school, while a convenience store and public house are both within easy reach of the property. The A30 is also within close proximity, making it the perfect location for those seeking easy access throughout Cornwall.

### Entrance Hall

13'8 x 3'10 (4.17m x 1.17m)

### Living Room

12'6 x 10'5 (3.81m x 3.18m)

### Dining Room

13'11 x 9'7 (4.24m x 2.92m)

### Kitchen

14'6 x 8'8 (4.42m x 2.64m)

### Outside Boiler Room/Utility

8'8 x 3'0 (2.64m x 0.91m)

### Landing

8'3 x 5'6' (2.51m x 1.68m')

### Bedroom One

11'10 x 10'1 (3.61m x 3.07m)

### Bedroom Two

10'11 x 9'2 (3.33m x 2.79m)

### Bathroom

7'8 x 6'4 (2.34m x 1.93m)

### Gardens

There are large lawned gardens to the rear of the property. The gardens are not located directly off the back door as all the properties have off-set gardens. There is a path from the back door that leads to no 119s gardens. Due to the size they still offer a good degree of privacy.

### Parking

There is no off-street parking, but on-street parking is available.

### Directions

Sat Nav: PL26 8ST

What3words: ///improve.commander.good

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1900  
Construction Type: Stone and Block  
Heating: Oil  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: B  
EPC: D55  
Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, 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



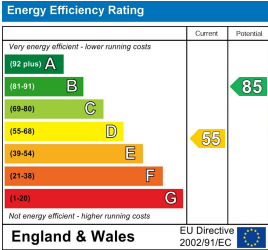
Floor Plan



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



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