MAY WHETTER & GROSE

6 LITTLE STARK CLOSE, ST STEPHEN, PL26 7PR
GUIDE PRICE £255,000



A WELL POSITIONED CHAIN FREE DETACHED BUNGALOW IN NEED OF SOME UPDATING AND RE-DECORATION WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING. LOCATED AT THE VERY END OF A NO THROUGH ROAD. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES WITH A WELL STOCKED AND ENCLOSED REAR GARDEN, ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED BUNGALOW. EPC - D





Location
St Stephen is a popular and expanding village between St Austell and Newquay. There are a range of local shops, amenities and both Primary and Secondary Schools within a few minutes walk from the property. The recently regenerated town of St Austell is approximately 6 miles to the South and offers a wide 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 picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 14 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

Directions
From St Austell head out towards St Stephens, come up past Hawkins on your right hand side, towards the heart of the village. Take the right hand turn past the local convenience and onto Trethosa Road. Follow the road out past Brannel Rooms on your right, and playpark, take the next right into Great Charles Close. Follow the road to the top cul-de-sac and Little Stark Close will be towards the left side in front of you. A board will be erected for convenience.

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

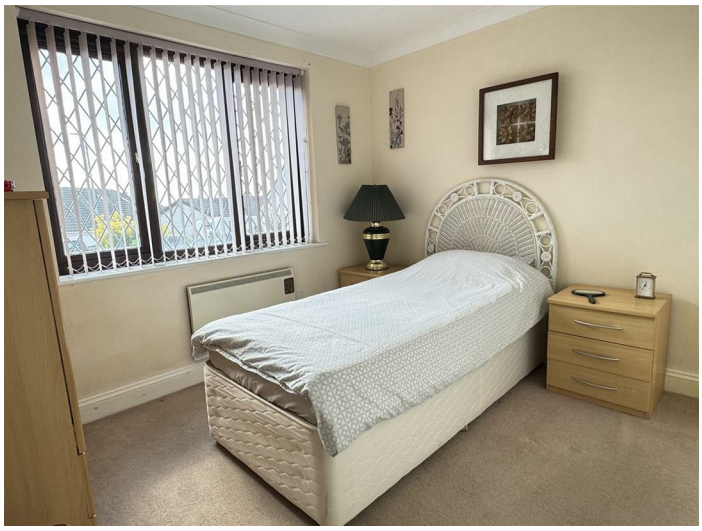
Upvc double glazed door with inset obscure glazing allows external access into entrance hall.

Entrance Hall
18'5" x 6'1" (5.62 x 1.86)



Doors to bedrooms one and two, lounge, kitchen/diner, shower and internal door into integral garage. Additional door opens to provide access to the airing cupboard housing the hot water tank. Carpeted flooring. Electric radiator. Textured ceiling. BT Openreach telephone point. Loft access hatch.

Bedroom One
10'6" x 10'1" (3.22 x 3.08)



Upvc double glazed window to front elevation with inset leaded detailing. Carpeted flooring. Wall mounted electric heater. Twin bio fold doors open to provide access to useful in-built wardrobe. Textured ceiling.

Bedroom Two
10'1" x 10'7" (3.09 x 3.23)



Upvc double glazed window to side elevation with inset leaded detailing. Carpeted flooring. Textured ceiling. Part wood clad feature wall.

Lounge
12'2" x 13'5" (3.72 x 4.10)



Upvc double glazed sliding patio doors provide access to the enclosed and well stocked rear garden. Carpeted flooring. Textured ceiling. Wall mounted electric heater. Television aerial point. Open fireplace with bricked backing.



Kitchen/Diner
8'9" x 12'2" (2.67 x 3.72)



Upvc double glazed doors to rear elevation with inset obscure glazing. Further Upvc double glazed window to rear elevation with inset leaded detailing. Matching wall and base kitchen units, roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Four ring electric hob with fitted extractor hood above and electric oven below. Space for additional kitchen appliances. Space for dining table. Wall mounted electric heater. Tiled flooring. Tiled walls. Textured ceiling. Telephone point.



Shower Room
8'7" x 5'5" (2.64 x 1.67)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap. Fitted shower cubicle with sliding glass shower door and wall mounted mains fed shower over. Tiled walls. Tiled flooring. Wall mounted electric heater. Textured ceiling. Fitted extractor fan. Part wood clad feature wall.

Integral Garage
16'2" x 8'5" (4.93 x 2.58)
Electric roller garage door providing vehicular access. Wood frame double glazed window to side elevation providing additional natural light. Internal door providing access into the property. Upon entering from the entrance hall a step provides access down into the garage. Mains fuse box. Light and power. The rear of the garage is currently utilised to house a washing machine with water and power.

Outside



Located at the very end of Little Stark Close to the front the property enjoys a hard standing area providing off road parking for two vehicles, there is also access to the garage via the right hand side.

To the right hand side of the bungalow a wooden gate opens to provide access to the well stocked and enclosed rear garden.

Either accessed via the side gate or via the kitchen or lounge the rear garden is extremely well stocked with an array of established plants and shrubbery.

There are two wooden sheds located to the rear, hard standing area immediately to the rear of the property with the remainder laid to lawn. To the side there are a number of established trees and shrubs including Pear and Apple trees.

The boundaries are clearly defined with exposed block wall to the right, wood fencing to the left and a Cornish hedge to the rear with a number of trees providing a good degree of privacy.

To the far left hand corner between the two sheds is a circular patio, with paved walkway providing access to the closest shed to the bungalow. Outdoor tap.





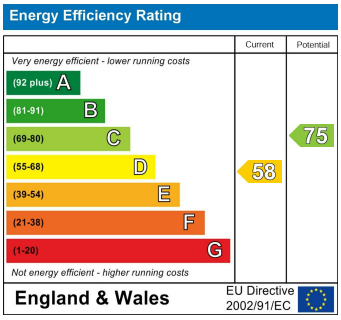
Council Tax Band - C

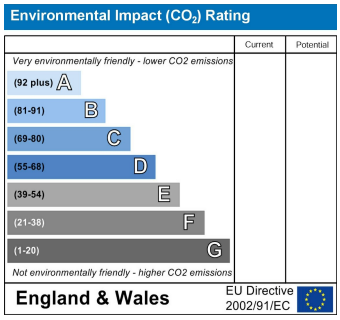
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

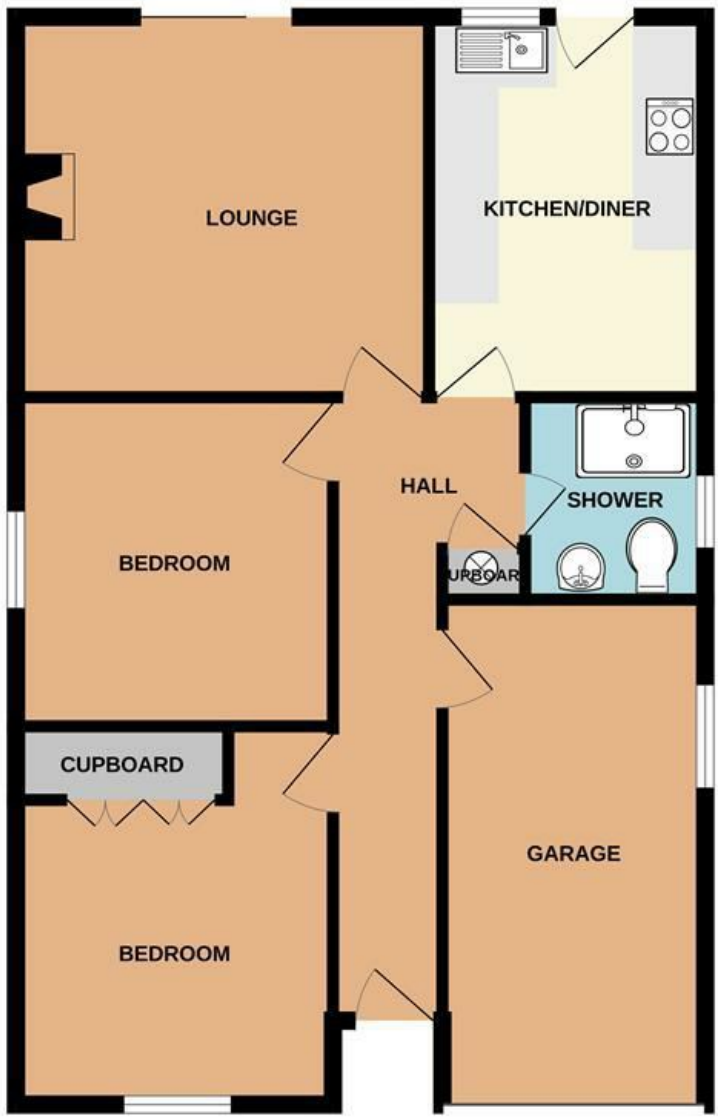
Services
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes
Probate has been Granted
We have been informed by the Executor the items listed below do not appear to be working:
Wall mounted Heater in Front Bedroom
Shower
Garage Door







LITTLE STARK CLOSE, ST STEPHEN

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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