


**Dabryn Way, St. Stephen, St. Austell**

**Guide Price: £150,000**

Miller Countrywide













Miller Countrywide are pleased to market this well presented, two double-bedroom, detached bungalow situated within a popular village location, offering driveway parking for multiple vehicles, single detached garage, wrap around garden and available with no onward chain.

The internal accommodation comprises entrance porch, leading through to a hallway which includes two built-in storage & airing cupboards, living room with feature fireplace, kitchen/diner, two double-bedrooms one of which benefits from built-in double wardrobes, shower room and separate w/c.

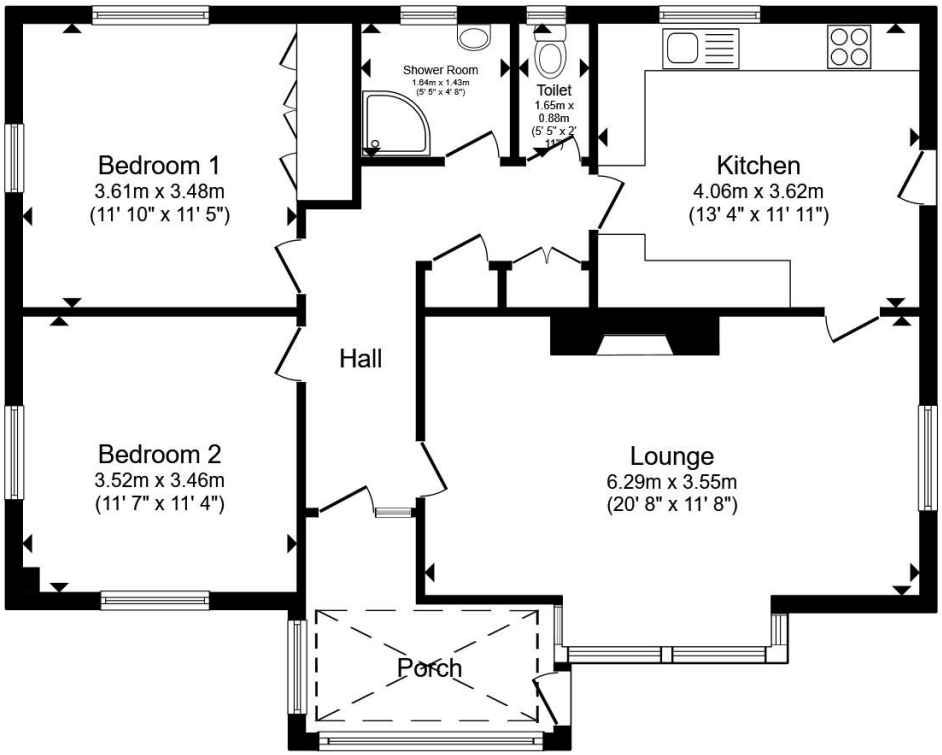
Externally, the front provides driveway parking for multiple vehicles and a single detached garage. There is access to the rear via both sides of the property. The rear/side offers a beautiful, mature gardens laid to lawn, with a variety of bushes, shrubs and trees, along with a two large timber sheds and a greenhouse. The property is complimented with electric heating, uPVC double glazing, fibre connected to the premises, and on mains water, electricity and drainage. Council Tax Band - B. EPC - E. The property also benefits from 16 fully owned solar panels.

AGENTS NOTE - we are advised by the seller that this is property is of Cornish Unit construction.

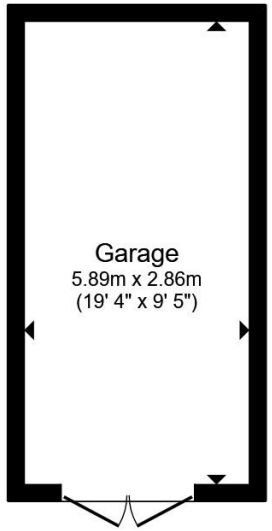
This village of St Stephen is conveniently situated for access to both North and South coasts with St Austell being approximately seven miles away and Newquay approximately eleven miles. The village enjoys good facilities including primary and secondary schools, a church, Co-Op store, village pub, doctor's surgery and several take away food outlets.








## Floor Plan




## Garage

Total floor area 106.0 m² (1,141 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io







Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

T: 01726 66435
E: staustell@millercountrywide.co.uk
5-7 Fore Street, St Austell, Cornwall, PL25 5PX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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