



MAY WHETTER & GROSE

24 EDGCUMBE TERRACE, ST. BLAZEY GATE, PL24 2EB
GUIDE PRICE £189,950



A WELL PRESENTED TWO BEDROOM TERRACED HOUSE, OCCUPYING A SPACIOUS PLOT. THE PROPERTY BENEFITS FROM OUTBUILDINGS, OFF ROAD PARKING, SPACIOUS REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME WITHIN CLOSE PROXIMITY OF AMENITIES. PAR BEACH ONE MILE AWAY. EPC - D



Location

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

Directions

From St Austell head east on the A390. Continue to St Blazey, passing the Mid Cornwall Galleries and St Mary's Church on the left. Keep on the A390 passing the Four Lords Pub on the right Number 24 will be found a short distance hereafter on the left.

Accommodation

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

Upvc double glazed front door with upper and lower patterned glazing allows external access into entrance porch.

Entrance Porch

5'5" x 3'8" (1.67 x 1.14)



Textured walls. Upvc double glazed window to right hand side. Hardwood door with inset single glazed obscure glazing provides access through to lounge/diner. Tiled flooring.

Lounge/Diner

13'2" x 23'0" (4.02 x 7.02)



A fabulous entertaining space with Upvc double glazed window to front elevation with deep sill which doubles as a window seat affording far reaching views in the distance. Hardwood door provides access through to kitchen. To the front of the room in the lounge area there is laminate flooring, multi fuel burner set within chimney breast with slate hearth and decorative wooden mantle. Wood effect laminate flooring. Exposed ceiling beams. High level mains enclosed fuse box. Radiator.

Opening through to dining area with carpeted stairs to first floor. Original exposed slate flooring. Door through to kitchen. False chimney recess with slate hearth. Radiator. Exposed ceiling beams. Door provides access to under stairs storage void. To the rear of the room is a recess with bespoke shelving.



Kitchen

13'8" x 7'3" - maximum (4.18 x 2.23 - maximum)



Upvc double glazed door to rear elevation with upper glazed panel. Further Upvc double glazed window to right hand side of door with obscure glazing and further sealed glazed unit to right hand side. Additional rear facing Upvc double glazed window. Part polycarbonate roof. Tile effect flooring. Radiator. Matching wall and base kitchen units, roll top work surfaces with matching splashback, ceramic one and half bowl sink with matching draining board with central mixer tap. Tiled walls. Electric oven with four ring mains gas hob above and fitted extractor hood over. Wall mounted mains gas fired Worcester Green Star 27 CDI combination central heating boiler. Space and plumbing for washing machine. Space for tumble dryer.



Landing

11'1" x 4'11" (3.38 x 1.52)



Doors off to bedrooms one, two and family bathroom. Radiator. Carpeted flooring. Loft access hatch. Door provides access to the airing cupboard offering slatted storage facilities with inset radiator.

Bedroom One

11'5" x 12'5" (3.50 x 3.79)



Upvc double glazed window to front elevation affording far reaching views in the distance. Carpeted flooring. Radiator. A generous double bedroom.

Bedroom Two

11'0" x 7'10" - maximum (3.37 x 2.40 - maximum)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator.

Family Bathroom

7'4" x 8'4" - maximum (2.25 x 2.56 - maximum)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white classic bathroom suite comprising low level flush WC with soft close technology, classic style ceramic hand wash basin and classic style bath with wall mounted mains fed shower with detachable body nozzle over. Tiled walls to water sensitive areas. Carpeted flooring. Radiator. Fitted extractor fan. Wall mounted heater. Heated towel rail.

Outside



To the front of this end terrace property is an enclosed garden with a walkway leading up the left hand side. To the right hand elevation is an elevated area of chippings with a number of established evergreen shrubs.

To the right hand side of the property an access track provides pedestrian and vehicular access to the rear. To the rear of the property is an outdoor tap.

Proceeding to the end of said area to the left hand the property enjoys off road parking. There are two outbuildings to the left hand side of the parking space, one with a blue door. Upon entering there is a single glazed window to the right hand elevation light and power. We understand this was the previous external WC.



Attached to the rear of this useful outbuilding is an additional outbuilding, slightly elevated with two doors providing access. This also benefits from the addition of light and power and has its own fuse box. Another fantastic storage area.



Beyond the outbuildings steps lead up to an elevated area of lawn complete with summerhouse and large wooden workshop. Agents Note: Other properties enjoy right of access across the rear of the property.

The rear is laid to lawn with an initial patio area, a gravelled walkway up the left hand side and additional summerhouse to the top section of the garden. A lovely outdoor area.

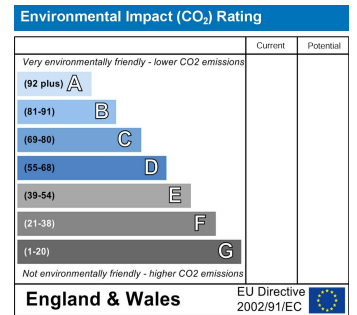
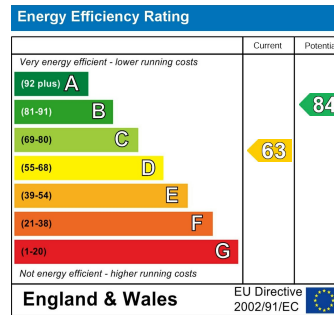


Agents Note



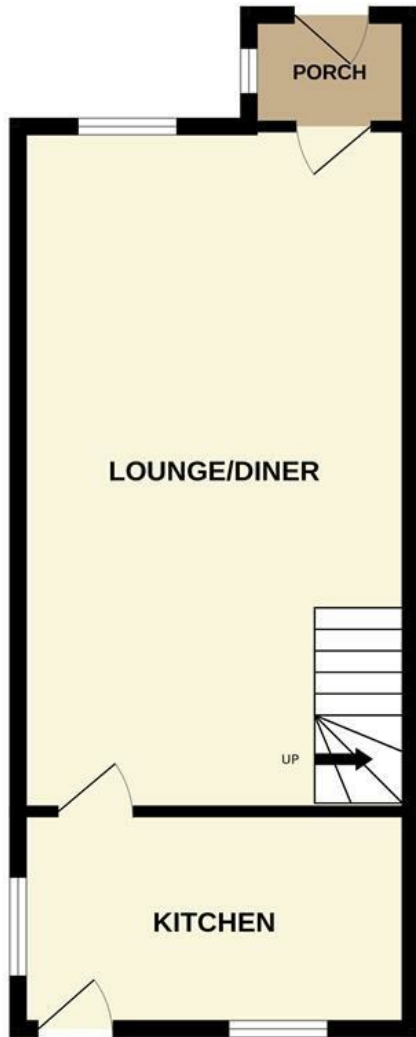
The gravel pathway along the side of the garden is a communal path and not owned by number 24.

Council Tax Band - A





GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

