



14 Lancaster Crescent, St Eval, Wadebridge, Cornwall, PL27 7TP

A MODERN AND SPACIOUS TWO DOUBLE BEDROOM END TERRACE HOUSE WITH LOVELY OPEN OUTLOOK OVER VILLAGE GREEN. FRONT AND REAR GARDENS. OFF STREET PARKING FOR TWO.

£205,000
Freehold

our ref: CNN8153

KEY FEATURES



2



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Energy rating (EPC) **D**

Council tax band: **A**

- END TERRACE TWO DOUBLE BEDROOM HOUSE
- FRONT & REAR GARDENS
- OFF STREET PARKING FOR TWO
- LOVELY OPEN OUTLOOK OVER GREEN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/DINER
- BOTH GOOD SIZE DOUBLE BEDROOMS
- POPULAR FAMILY COMMUNITY
- IDEAL PURCHASE OR INVESTMENT
- CLOSE TO MAWGAN PORTH

SUMMARY

14 Lancaster Crescent is a modern end terraced house with two good size double bedrooms and updated accommodation, enjoying a wonderful position looking directly out with a stunning aspect over the village green.

Principally consisting of a useful entrance porch into small hallway with stairs to the first floor and access to the front facing living room. Within the living room there is ample space for living furniture, open chimney breast (currently not in use) and a large picture window enjoying the stunning village green views.

From the living room there is access to the rear kitchen/diner which is a great size open plan space having a modern range of white gloss fitted units with



breakfast bar, integrated eye level double oven, hob, extractor, dishwasher, washing machine and fridge/freezer. As well as large fitted under stairs cupboard and a dual aspect incorporating window looking out over the gardens and side door providing access to the rear.

From the first-floor landing, which has loft access, there is access to all of the first-floor rooms which incorporates two good size double bedrooms on both the front and rear. The largest at the front having fitted wardrobes and lovely open green views. The second double bedroom also has fitted cupboards. The bathroom on this level has a modern white suite with white tiling and shower over the bath.

Throughout the property there is UPVC double glazing and gas fired central heating. Externally there are small lawned front gardens looking

out over the view. The rear gardens are a great feature and extend to the side as well, laid predominately to level lawn and a large deck enclosed by picket style fencing with block built shed and additional timber shed, with rear access to allocated parking for two cars.

FIND ME USING WHAT3WORDS:
ORGAN.SNIFF.TYPIST



ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated parking x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.

Estate Management Fee: £485 per annum approx.

Management Company: Preim



FLOORPLAN & DIMENSIONS

All measurements are approximate

Entrance Porch

5' 1" x 3' 8" (1.55m x 1.12m)

Hallway

Living Room

13' 3" x 11' 7" (4.04m x 3.53m) Maximum

Kitchen/Diner

16' 4" x 9' 1" (4.97m x 2.77m)

First Floor Landing

6' 1" x 2' 10" (1.85m x 0.86m)

Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

Bedroom One

13' 6" x 11' 8" (4.11m x 3.55m)

Bedroom Two

9' 1" x 8' 10" (2.77m x 2.69m)

GROUND FLOOR



1ST FLOOR



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