



9 Aberdeen Close

St. Blazey, PL24 2AX

Guide Price £165,000



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The Property

Camel Coastal & Country is delighted to bring to market this CHAIN FREE two-bedroom home, located in a small development in the village of St. Blazey.

The property offers accommodation comprising an entrance hall with stairs leading to the first floor and a door into the living room, which opens up to a semi-open plan kitchen. Double-glazed French doors lead out to the garden. On the first floor, there are two bedrooms and a bathroom.

The home benefits from double-glazed windows throughout, mains gas central heating, and both front and rear gardens.

Available chain-free, this property is ideal for first-time buyers, a perfect step up or down the housing ladder, or a fantastic buy-to-let opportunity for investors.

St. Blazey is a small village located just a few miles from Cornwall's largest town, St. Austell, and a short drive from the picturesque harbourside town of Fowey. The village offers local shops, a post office, and pubs, and is renowned for being home to the world-famous Eden Project. The neighboring village of Par features beautiful dog-friendly beaches, more shops and amenities, a sports/athletics club, a mainline train station linking Penzance to London Paddington and beyond, as well as a branch line to Newquay, where the international airport is located.

Entrance Hall

Living Room/Diner

19'6 x 10'7 (5.94m x 3.23m)

Kitchen

7'8 x 6'3 (2.34m x 1.91m)

Landing

Bedroom

10'7 x 9'5 (3.23m x 2.87m)

Bedroom

9'1 x 6'3 (2.77m x 1.91m)

Bathroom

9'8 x 4'6 (2.95m x 1.37m)

Garden

At the rear of the property, you'll find enclosed gardens, currently paved with a small shrub or flower bed. The garden is accessed through a set of French doors leading from the living room.

Parking

There is a parking space for one car.

Directions

Sat Nav: PL24 2AX

What3words: ///cheetahs.cocktail.boomers

For more information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1988

Construction Type: Block

Heating: Mains Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Tel: 01872 571454

Council Tax: A
EPC: C70
Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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

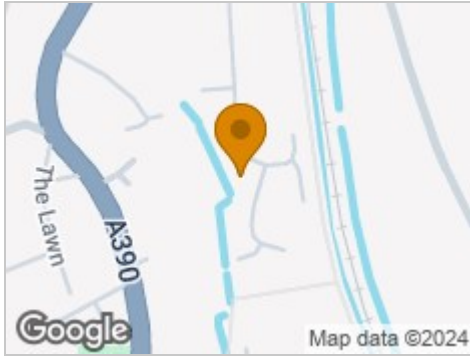
appointment to view before travelling to see a property.

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



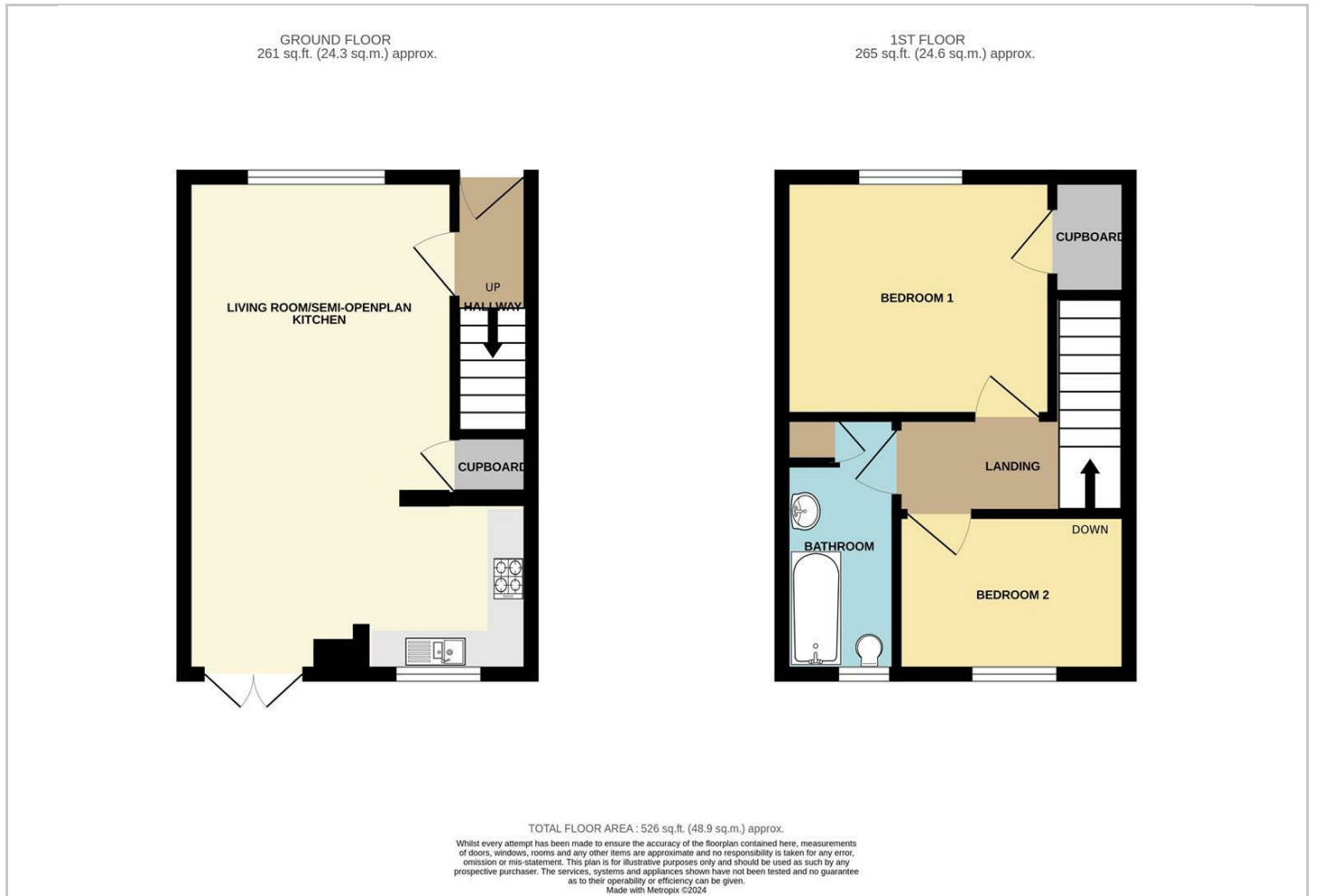
Hybrid Map



Terrain Map



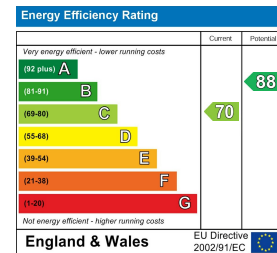
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.