

# Burrows ESTATE AGENTS

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## Edgcumbe Terrace, St. Blazey Gate, Par, Cornwall, PL24 2EB



**£179,500**

- Available with vacant possession, no ongoing chain
- Recently updated and modernised throughout
- End of terrace older style 2 bedroom cottage
- Established location fronting onto the main A390
- Entrance porch, lounge, with exposed beams and stonework
- Dining room, kitchen, 2 bedrooms, bathroom
- Double glazed
- Lawned garden to front
- Long garden extending to rear with numerous sheds and work store rooms

This older style 2 bedroom end of terrace cottage is offered to the market with vacant possession, no ongoing chain, having been recently updated and modernised throughout retaining many character features.

In brief, the accommodation comprises of entrance porch, lounge with exposed beams and stonework, dining room again with exposed beams, kitchen, 2 bedrooms and a modern fitted bathroom suite. The property also has double glazing. Outside to the front of the property is a paved pathway leading to the front entrance with a small expanse of lawn and shrub features.

To the side of the property is a shared access for this and a neighbouring property which could provide potential smaller vehicle/motor cycle parking within the rear garden if some outbuildings were removed.

Edgcombe Terrace is set back off the main A390 in St Blazey Gate, great for communications within the County and beyond. St Blazey itself just a mile away offers a range of amenities including pub, convenience store, sandy beach of Par, along with a further range of shops, restaurants and take aways just over 2 miles away.

Combining the property's recently updated accommodation, character features and gardens it is anticipated to appeal to a good number of people and appointments to appraise internally are strongly advised.

## Accommodation

<b>Front Entrance</b>	Part patterned glazed door to entrance porch.
<b>Entrance Porch</b>	3' 7" x 2' 9" (1.09m x 0.84m) Good immediate reception area with windows to either side and laminate laid flooring opening to lounge.
<b>Lounge</b>	12' 9" x 10' 3" (3.88m x 3.12m) Delightful character room with exposed stonework and timber beams, wood window seat with window to front. Laminate laid flooring and TV aerial point. Stained glass door to dining room.
<b>Dining Room</b>	13' 0" x 10' 0" (3.96m x 3.05m) Including staircase to first floor and exposed stone fireplace, laminate laid flooring, ceiling beams and TV aerial point. Opening to kitchen.
<b>Kitchen</b>	13' 2" x 5' 6" (4.01m x 1.68m) Fitted with a good range of base units providing cupboard and drawer storage, granite working surface over housing inset Belfast sink. Built-in slimline dishwasher and built-in fridge, cooker space, 2 windows to rear and sky lights. Laminate laid flooring and part patterned wood door to side.
<b>First Floor</b>	
<b>Landing</b>	Doors off to both bedrooms and bathroom. Access hatch to roof space. Door to airing cupboard housing hot water cylinder.
<b>Bedroom 1</b>	12' 9" x 10' 0" (3.88m x 3.05m) Window to front with window seat.
<b>Bedroom 2</b>	10' 4" x 7' 0" (3.15m x 2.13m) Into recess. Window to rear.

## Bathroom

7' 4" x 6' 2" (2.23m x 1.88m) Recently refitted with a white suite, comprising panelled bath, close coupled WC and pedestal wash hand basin. Acrylic back around bath area and part timber clad walling. Patterned glazed window to side.



## Outside

There is a lawn and shrub garden with Cornish stone walling and pathway to front entrance. Access to side for a small vehicle, shared with a neighbouring property which leads to the rear garden where there is immediate right of way for neighbouring properties for pedestrian access to their gardens. Numerous sheds and store, along with a long expanse of lawn with hedging and fencing to boundaries.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Council Tax Band A correct as at September 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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.  
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