

# Burrows ESTATE AGENTS

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



**£189,950**

- Older style 2 bedroom terraced cottage
- Light and well presented accommodation throughout
- Dining room, lounge with exposed stone fireplace, kitchen, utility room
- 2 bedrooms, shower room
- Double glazed, gas central heating
- Gravelled garden to front, long garden extending to rear, outbuilding and 10' x 10' summer house

This is a terraced two bedroom older style cottage providing light and well presented accommodation throughout benefitting from a large garden to rear incorporating a 10' x 10' summer house.

In brief the accommodation comprises of dining room, lounge with exposed stone fireplace, kitchen and utility room. To the first floor are two bedrooms and a shower room. The property also has double glazing and a gas fired boiler which was fitted in December 2023.

The property has a gravelled garden to the front and the main garden is to the rear which is a long garden with numerous areas incorporating a gravelled seating area, stone built workshop/store, a 10' x 10' useful summer house and lawned gardens.

Edgcumbe 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, the sandy beach of Par including a further range of shops, restaurants and take aways is just two miles away.

## Accommodation

Front Entrance	Patterned glazed door to dining room.
Dining Room	13' 5" x 8' 8" (4.09m x 2.64m) including chimney breast. Radiator, TV aerial point and telephone point, window to front and large opening to lounge.
Lounge	13' 5" x 11' 7" (4.09m x 3.53m) including exposed stone fireplace and turning staircase to first floor. Door to understairs storage cupboard, radiator, TV aerial point and window to rear. Opening to kitchen.
Kitchen	9' 0" x 7' 2" (2.74m x 2.18m) Fitted with a modern range of base and wall units providing cupboard and drawer storage. Working surface over housing inset sink unit, part-tiled walling adjacent, built-in dishwasher, space and plumbing for washing machine, eye level oven and gas hob. Window to side and part-patterned glazed door to side, opening to utility room.
Utility Room	6' 10" x 6' 0" (2.08m x 1.83m) Wall mounted gas fired combination boiler (recently installed in December 2023).

## First Floor

Landing	Doors off to both bedrooms and shower room, double doors to recessed storage cupboard over staircase and acts as extra roof space.
Bedroom 1	10' 3" x 7' 7" (3.12m x 2.31m) Plus 6' 1" x 5' 0" (1.85m x 1.52m) L-shaped room. Light and attractive room via two windows to front. Exposed wood floor boards and radiator.
Bedroom 2	10' 8" x 7' 6" (3.25m x 2.28m) Radiator. Exposed wood flooring and window to rear.
Shower Room	8' 0" x 5' 0" (2.44m x 1.52m) Corner, good sized shower cubicle, wash basin and close coupled WC. Extractor fan and inset ceiling spotlights. Radiator.
Outside	To the front there is a gravelled low maintenance garden with mature shrubs to boundaries and pathway leading to front entrance. The main garden is to the rear where there is immediate right of way for the neighbouring properties, beyond this are gravelled steps leading up to a stone built store. This continues to a paved patio area and a further block built store which measures 10' 4" x 6' 0" (3.15m x 1.83m) with pedestrian door and single glazed window. Behind this is a raised, fantastic useful summer house which internally measures 9' 9" x 9' 9" (2.97m x 2.97m). To the side of this is a lawned pathway which leads to a good sized lawned area with timber fencing to boundaries. Beyond this is a further lawned area with tree features and metal fencing to boundaries.

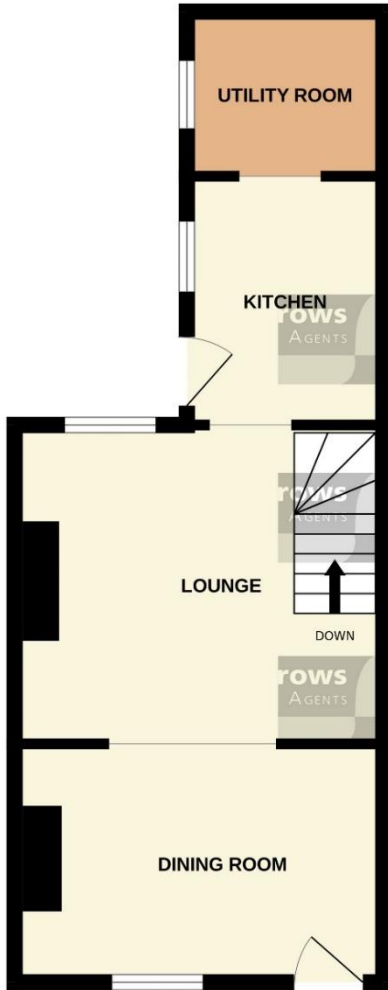
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A correct as at April 2024

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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