

# Burrows ESTATE AGENTS

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## Dabryn Way, St. Stephen, St. Austell, Cornwall, PL26 7PQ



**£189,950**

- Semi-detached 2 bedroom house
- Situated within popular village of St Stephen
- Well proportioned accommodation
- Entrance Hall, lounge, kitchen/dining room, side porch, utility area, WC
- Double glazed, oil fired central heating
- Good sized lawned garden to rear
- Lawn and shrubbed garden to front and side

This is an appealing 2 bedroom semi-detached house situated within the popular rural village of St Stephen with walking distance to local amenities and schooling.

The accommodation in brief comprises of entrance hall, lounge, kitchen/dining room, side porch, utility area and WC. To the first floor are 2 double bedrooms and bathroom. There is also double glazing and oil fired central heating.

Outside the property has a good sized front garden which is laid to lawn and shrubs. The main garden is to the rear which has a patio area and steps leading up to a good sized lawned garden. The rural village of St Stephen offers a good range of village amenities including a social club, convenience store and Post Office, public house and local schooling.

## Accommodation

Front Entrance	Part-patterned glazed door to hallway.
Hallway	Good immediate reception area with staircase to first floor, window to side and door to lounge.
Lounge	11' 7" x 11' 5" (3.53m x 3.48m) Plus recess. Radiator. TV aerial point and window to front. Door to kitchen/dining room.
Kitchen/Dining Room	16' 2" x 9' 10" (4.92m x 2.99m) Fitted with a range of base units providing cupboard and drawer storage, working surface over with inset sink unit and part-tiled walling. Space and plumbing for washing machine, cooker space and fridge/freezer space. Radiator. Two windows to rear and door to understairs storage cupboard. Door to side porch.
Side Porch	9' 8" x 4' 3" (2.94m x 1.29m) Window to front and door to front, window to rear and door to rear. Opening to utility area.
Utility Area	6' 3" x 5' 0" (1.90m x 1.52m) Oil fired boiler. Good useful storage space and sliding door to WC.
WC	5' 0" x 3' 4" (1.52m x 1.02m) WC and window to rear.
First Floor	
Landing	Doors off to both bedrooms and bathroom. Radiator and access hatch to roof space, window to side.
Bathroom	6' 4" x 5' 6" (1.93m x 1.68m) Suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin and close coupled WC. Radiator and patterned glazed window to rear. Fully tiled walls.
Bedroom 1	13' 0" x 10' 0" (3.96m x 3.05m) Plus double doors to recessed wardrobe and door to wardrobe over staircase. Electric heater and window to front.
Bedroom 2	9' 11" x 9' 6" (3.02m x 2.89m) Plus double doors to built-in wardrobe. Radiator and window to rear enjoying garden outlook.

## Outside

To the front there is a good sized lawn and shrub garden with pathway leading to front entrance with block walling to boundaries and oil tank. To the rear there is a paved patio area with steps leading up to a good expanse of lawn with timber garden shed.

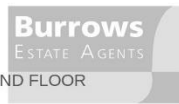
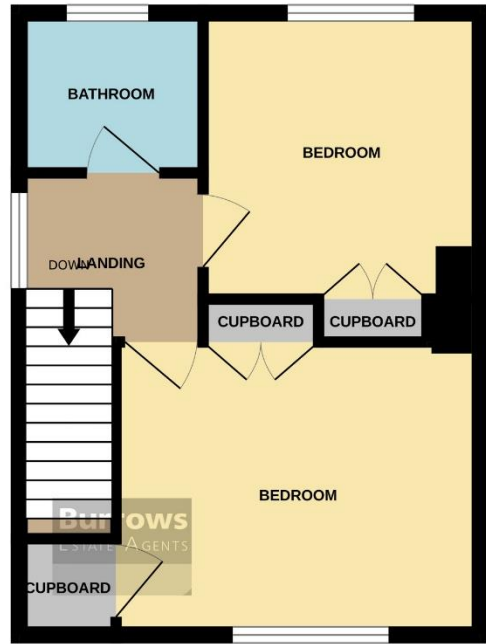
EPC pending

Council Tax Band A correct as at May 2024

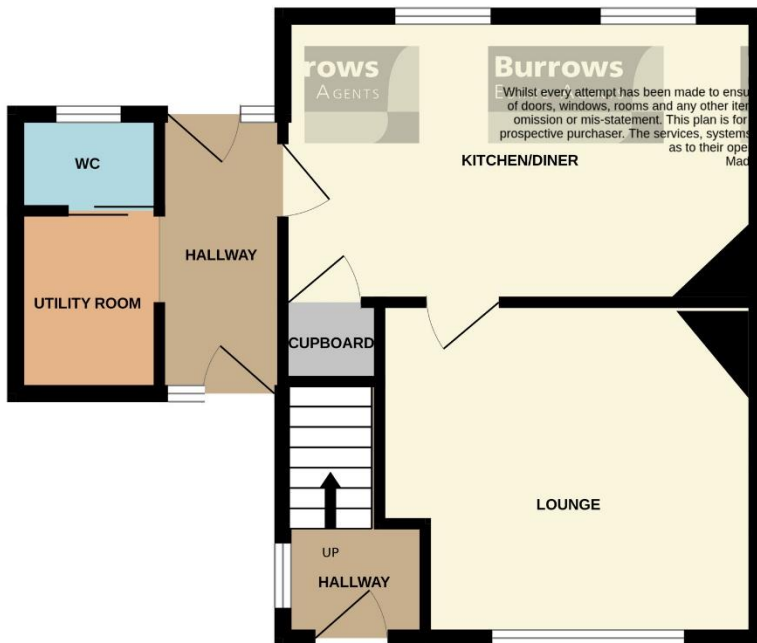
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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.

1ST FLOOR



GROUND 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 operation, condition or efficiency can be given. Made with Metropix ©2024

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