



DOUBLETREES ST BLAZEY PL24 2LD

SUBSTANTIAL OLDER STYLE 4 BEDROOM HOUSE

For those seeking an older style property with generous accommodation, we highly recommend viewing to appreciate all the property has to offer. Located in the village of St Blazey, this 4 bedroom semi-detached house benefits from some original character features with large enclosed rear garden.

In brief the property comprises:

Entrance Porch, Hallway, Two Reception Rooms, Kitchen/Breakfast Room, Utility, Shower and Cloakroom to the ground floor. To the first floor there are 4 bedrooms, bathroom and separate WC. Externally there is a large rear garden with outbuilding.

Viewing Recommended

Key Features

Older Style Character House

4 Bedrooms

2 Reception Rooms

Utility with Shower and Cloakroom

Bathroom with Separate WC

Large Enclosed Rear Garden with Outbuilding

About The Property and Location

Doubletrees is located within St Blazey Gate a short distance from the coastal village of Par with an excellent range of local amenities including doctors, supermarket, hairdressers, library, chemist, post office, general stores, public houses, mainline railway station, primary school and Par beach. The market town of St Austell is approximately 3 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. A little further is the picturesque town of Fowey with its meandering streets, popular with both visitors and locals alike and being the home of the writer Daphne du Maurier, the area being the inspiration for many of her books.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

Glazed panel door. Mat well with original tiles. Dado rail. Door with stained glass panels into:

Entrance Hall

White panel doors to both reception rooms and kitchen/breakfast room. Central heating radiator. Stairs to first floor. Wood effect laminate flooring.

Lounge

16' 5" x 13' 9" (5.0m x 4.2m) max into Bay

uPVC double glazed walk-in bay to the front elevation providing generous natural light. Feature fire surround with recess to either side. Picture rail.

Dining Room/Reception Room 2

13' 1" x 11' 6" (4.0m x 3.5m)

Black marble fireplace with tiled hearth and gas connection point. Decorative recesses to either side. uPVC double glazed window to the rear elevation. Picture rail.

Kitchen/Breakfast Room

14' 9" x 10' 6" (4.5m x 3.2m)

plus generous door recess

Range of wall, base and drawer units in antique pine with worktops over incorporating a one and a half bowl stainless steel sink. Recess for cooker with extractor over. Space for large fridge/freezer. Walk-in understairs storage cupboard. uPVC double glazed window to the side elevation with window seat. Double glazed door to the patio seating area. Central heating radiator. Vinyl flooring. Door to:

Utility Room

12' 2" x 6' 11" (3.7m x 2.1m)

uPVC double glazed door to side. Stable door to rear garden. Tiled floor. Central heating radiator. Wall and base units with worktops over incorporating stainless steel sink and drainer. Space and plumbing for washing machine, dishwasher and tumble dryer. Door to shower room and separate WC.

Shower Room with WC

11' 6" x 5' 7" (3.5m x 1.7m)

uPVC double glazed window to the rear elevation. Low level WC, pedestal wash-hand basin and shower cubicle. Tiled floor.

First Floor

Stairs lead to a half landing with WC, bathroom and bedroom and continue to the main landing with double storage cupboard with shelving.

Half Landing

with WC, Bathroom and Bedroom

WC

uPVC double glazed window. Low Level WC.

Bathroom

7' 7" x 7' 3" (2.3m x 2.2m)

uPVC double glazed window to the side elevation. Bath with shower over. Pedestal wash-hand basin. Central heating radiator. Door to airing cupboard housing the boiler and with shelving.

Bedroom

11' 10" x 10' 10" (3.6m x 3.3m)

uPVC double glazed window to the side with far reaching views. Central heating radiator.

Main Landing

Curved wood balustrade. Doors to three bedrooms. Access to the loft. Double walk-in cupboard with shelving.

Bedroom

11' 10" x 11' 6" (3.6m x 3.5m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom

12' 10" x 11' 2" (3.9m x 3.4m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom

9' 6" x 7' 3" (2.9m x 2.2m)

uPVC double glazed window to the front elevation. Central heating radiator.

Exterior

The property is approached via steps with a gravelled front garden. A path continues to the rear with gated access where there is a patio area and large enclosed garden laid to lawn with established shrubs. Outbuilding with power and light. There is a right of way to the rear for the neighbouring property, however this is not currently used.

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Mains Electric, Gas and Drainage

Boiler – 4 Years Old

Property Age - tbc

Solar Panels – Owned (4 years old)

Tenure – Freehold



Entrance Hall



Lounge



Dining Room/Reception 2



Kitchen/Breakfast Room



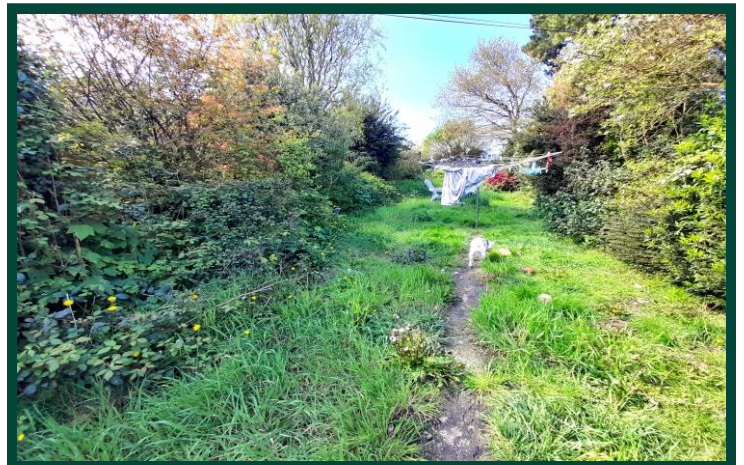
Half Landing Bedroom



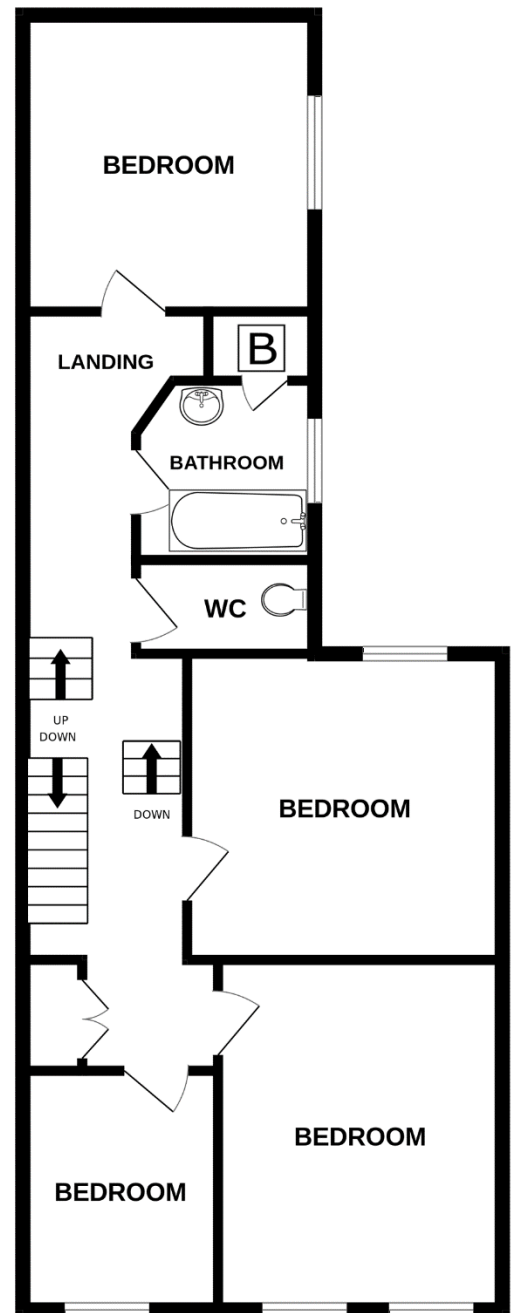
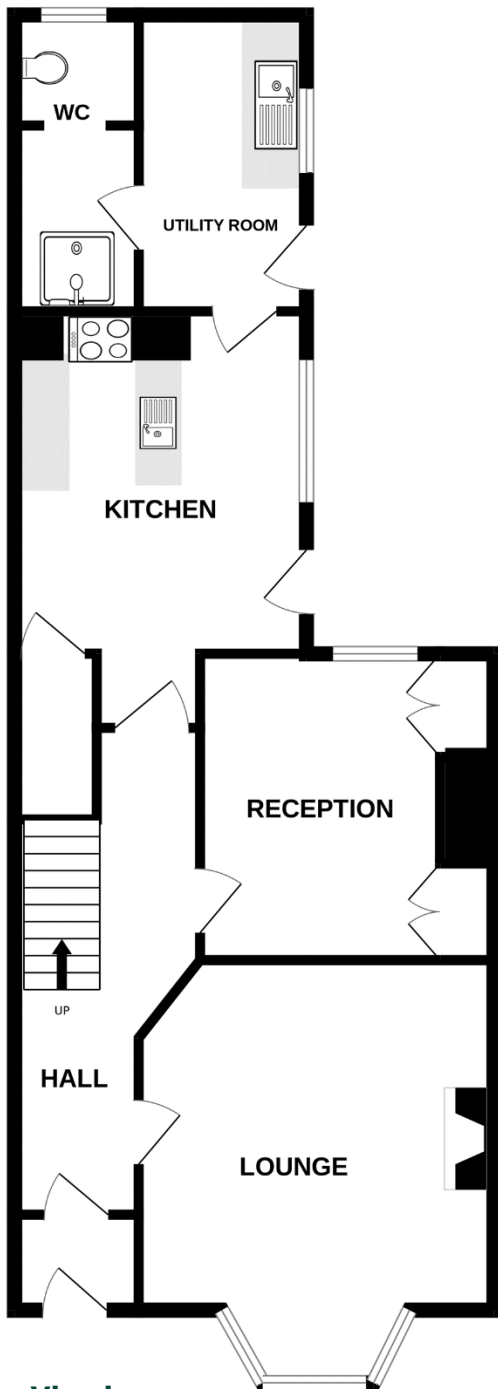
View from Bedroom



Bedroom - Front Elevation



Large Garden



Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

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