

2 ST AUSTELL ROAD, ST BLAZEY GATE, PAR, PL24 2EE



A charming two bedroom end terrace cottage with no ongoing chain, boasting a popular village location within easy reach of local amenities and the south coast.

Accommodation Comprises:- Entrance porch/conservatory, open plan lounge/dining room, kitchen, two bedrooms, bathroom, uPVC double glazing, gas fired central heating, small south facing front garden and a sheltered low maintenance rear garden.

£170,000

SITUATION

The property is convenient to a range of local amenities including general stores, pubs, primary school, Par train station (Mainline) and a regular bus service.

A supermarket, chemist and doctors surgery also located nearby. However, for a more extensive range of shopping facilities and services the market town of

St Austell lies approximately four miles to the west.

The south coast with its array of sandy beaches is close at hand and the world renowned 'Eden Project' is just a few miles away.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Porch/Conservatory

8' 4" x 6' 4" (2.55m x 1.94m) uPVC double glazed windows to front and side elevations. Polycarbonate roof. Tiled floor. uPVC double glazed french doors to:-

Open Plan Lounge/Dining Room

Lounge

12' 0" into alcove x 9' 6" (3.66m x 2.89m) Stone fireplace with inset solid fuel stove on a slate hearth. Tiled floor. Box containing electric fuse boards. Fitted alcove cupboard and shelving. uPVC double glazed window to front elevation. Wide opening to:-

Dining Room

10' 9" x 6' 4" (3.27m x 1.93m) Radiator. Tiled floor. Built-in under stairs cupboards with shelving. Separate built-in cupboard. Turning staircase to first floor. Part glazed door to:-

Kitchen

9' 11" x 9' 6" (3.03m x 2.89m) Matching range of shaker style wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Part tiled walls. Built-in electric oven and grill. Separate four ring electric hob with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Vokera gas fired combination boiler. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Built-in cupboard. Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

9' 7" x 8' 0" (2.91m x 2.44m) uPVC double glazed window to rear elevation. Radiator. Range of built-in wardrobes, bedside cabinets, and drawers.

Bedroom Two

9' 5" x 8' 9" (2.86m x 2.66m) uPVC double glazed window to front elevation with views of the south coast. Radiator. Ornamental fireplace. Shelves alcove. Built-in wardrobe.

Bathroom

10' 11" x 4' 8" (3.33m x 1.42m) (Maximum) White suite comprising:- Curved panelled bath with mixer shower and rainfall shower over, low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Obscure uPVC double glazed window to side elevation.



SHELTERED REAR GARDEN

OUTSIDE

The property is approached to the front via a pedestrian gate and a pathway. A separate gate gives access to a small south facing garden laid with chippings and attractive flowerbed/plant borders. To the rear is a private sheltered garden which is designed for ease of maintenance, laid with chippings, paving slabs and a decking area. The garden also includes a weatherproof socket, shrubberies, and a pedestrian gate. The property also benefits from a right of way along the back of the terrace.

ENERGY RATING

D (68).

SERVICES

Mains electricity, gas, water, and drainage.

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading in a westerly direction through St Blazey on the A390, continue along the main road until the cottage is identified on the right-hand side (Directly opposite the petrol station).



PORCH/CONSERVATORY



BEDROOM ONE



LOUNGE AREA



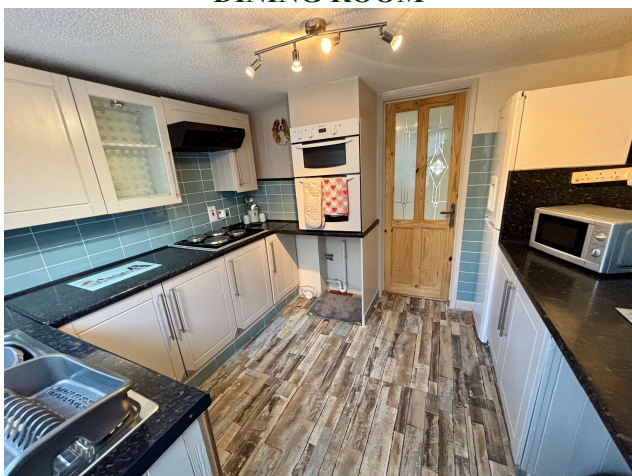
BEDROOM TWO



DINING ROOM



BATHROOM



KITCHEN

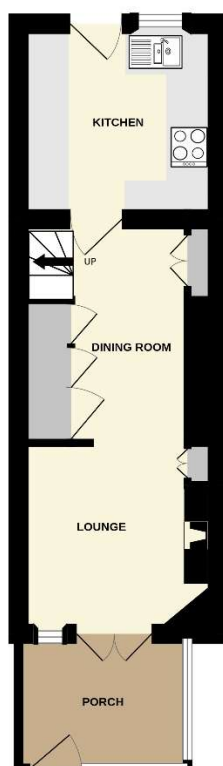


FRONT ELEVATION

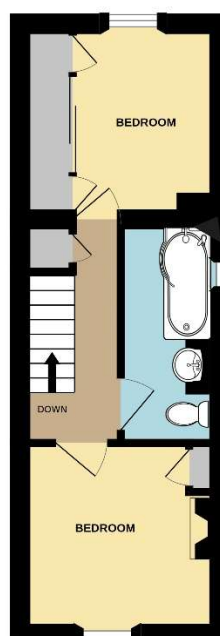


FRONT AND REAR GARDENS

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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