



## **DEEBLE DRIVE, ST BLAZEY PL24 2JJ**

### **UNFURNISHED, TWO BEDROOM SEMI-DETACHED HOUSE**

Jefferys are delighted to present this modern, two bedroom house to let in a sought after cul-de-sac. St Blazey offers a range of local facilities including small supermarkets, hairdressers and a doctors surgery. Primary schools are also within driving distance in both Biscovey and Tywardreath.

In brief, the property comprises:- Entrance Hallway, Lounge, Kitchen/Diner, Utility Area, Cloakroom/Downstairs WC, Two Double Bedrooms and Bathroom. The property also benefits from driveway parking and gardens to the front and rear.

**\*\* Video Tour Available \*\*  
Viewing Highly Recommended**

**Price: £895pcm**



### **Key Features**

Driveway Parking

Front and Rear  
Gardens

Two Double Bedrooms

Gas Central Heating

Nearby Primary  
Schools and Local  
Facilities

EPC 'C'

## **ACCOMMODATION COMPRISSES:**

(All Sizes Approximate)

Partially glazed front door leading into:-

### **Entrance Hallway**

Wood effect laminate mat well (due to be changed prior to new tenancy). Walls painted white. Pendant light fitting. Radiator.

### **Lounge**

#### **14'2" x 9'3" (4.33m x 2.83m)**

uPVC double glazed window to front elevation. Wood effect laminate flooring. Walls painted white. Pendant light fitting. Radiator. Feature fireplace with hearth and mantel. Under stairs storage cupboard.

### **Kitchen/Diner**

#### **10'0" x 8'4" (3.05m x 2.55m)**

Partially glazed rear door. uPVC double glazed window to rear elevation. Wood effect vinyl flooring. Walls part painted white, part tiled. Ceiling light fitting. Radiator. Beech fronted wall base and drawer units with cream worktop over. Built-in gas hob and electric oven. Composite sink with drainer.

### **Utility Area**

#### **5'3" x 3'11" (1.61m x 1.20m)**

uPVC double glazed window to side elevation. Wood effect vinyl flooring. Walls part painted white, part tiled. Ceiling light fitting. Radiator. Beech fronted base and wall units with cream worktop over. Stainless steel sink and drainer. Washing machine. Boiler.

### **Downstairs WC**

#### **4'5" x 4'0" (1.35m x 1.22m)**

Obscure uPVC double glazed window to side elevation. Wood effect vinyl flooring. Walls painted white. Pendant light fitting. Radiator. Low level flush WC. Ceramic pedestal wash hand basin. Extractor fan.

### **Stairs and Landing**

uPVC double glazed window to side elevation. Light brown fitted carpet. Walls painted white. Pendant light fitting. Wooden handrail. Loft hatch.

### **Bedroom One**

#### **12'9" x 10'2" (3.89m x 3.09m) Max.**

uPVC double glazed window to rear elevation. Light brown fitted carpet. Walls painted white. Pendant light fitting. Radiator.

### **Bedroom Two**

#### **12'8" x 8'11" (3.85m x 2.71m) Max.**

uPVC double glazed window to front elevation. Light brown fitted carpet. Walls painted white. Pendant light fitting. Radiator. Cupboard housing hot water tank.

### **Bathroom**

#### **6'1" x 6'0" (1.86m x 1.84m)**

Pale pink, speckled flooring. Walls part painted grey, part tiled. Ceiling light fitting. Radiator. Low level flush WC. Ceramic pedestal wash hand basin. Panelled bath with shower over. Extractor fan. Wall cabinet.

### **Exterior**

The front of the property benefits from driveway parking and an area laid to lawn, with a paved path to the side.

To the rear is a patio area, a generous grassed area and a wooden shed for storage.

### **Additional Information**

#### **EPC 'C'**

#### **Council Tax Band 'B'**

**Services** – Mains Electric, Mains Gas and Mains Water and Drainage

### **Rent**

£895pcm

### **Deposit**

£1,032.00

### **Tenure**

6 Month Assured Shorthold Tenancy – Available for Long Term Let

### **Viewings**

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

**Please note you will be asked to complete an application form prior to being offered a viewing.**



**Lounge**



**Lounge**



**Kitchen/Diner**



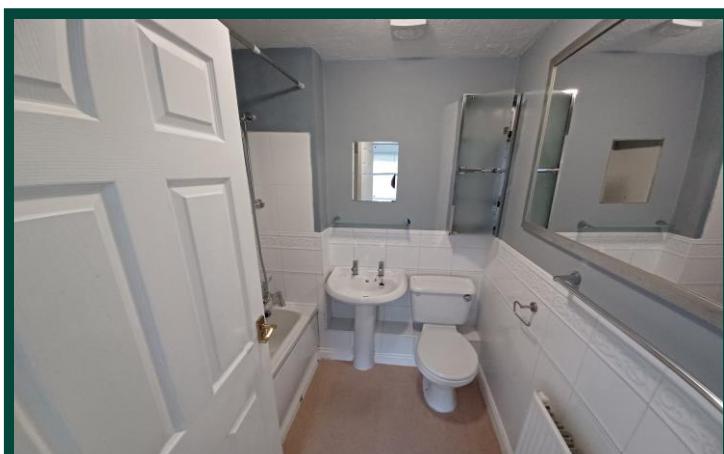
**Utility Area**



**Bedroom One**



**Bedroom Two**



**Bathroom**



**Rear Garden**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		89
69-80 <b>C</b>	72	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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