



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 Blazezy 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 COMPRISES:

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

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