

**SEMI-DETACHED
HOUSE**

£1,050pcm



OLD ROSELYON ROAD, ST BLAZEY, PAR PL24 2LN

UNFURNISHED THREE BEDROOM HOUSE WITH GARDENS

This generous sized three bedroom property is now available to let, in the sought after area of St Blazey. Local facilities including hairdressers, small supermarkets and a doctors surgery, all within a short distance of the property. Primary schools are also within driving distance in both Biscovey and Tywardreath.

In brief, the property comprises:- Entrance, Lounge, Kitchen/Diner, Conservatory, Two Double Bedrooms, One Single Bedroom and a Bathroom. The property also benefits from a small garden to the front and a back garden with a patio, lawn and a storage shed.
On-street parking.

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

Price: £1,050pcm

Key Features

Gas Central Heating
PLUS Woodburner

Front and Rear
Gardens

Two Double Bedrooms
PLUS One Single

Close to Amenities
Including Primary
Schools

EPC 'C'

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance

uPVC partially glazed front door. Wood effect vinyl. Walls painted pale grey. Pendant light fitting. Radiator. Built-in storage cupboard.

Lounge

14'4" x 12'3" (4.37m x 3.74m)

uPVC double glazed window to front elevation. Neutral fitted carpet. Walls painted pale grey. Ceiling mounted light fitting. Radiator. Woodburner with hearth. Under stairs storage cupboard.

Kitchen/Diner

15'7" x 10'5" (4.74m x 3.18m)

Single glazed window into conservatory. Wood effect vinyl. Part painted pale grey, part tiled. Pendant light fitting and ceiling mounted light fitting. Radiator. Boiler. Electric oven and hob. Extractor hood. White fronted units. Worktops covered with a grey marble effect sheet. Stainless steel sink and drainer. Freestanding fridge/freezer included. Washing machine included.

Patio sliding doors into:-

Conservatory

12'6" x 8'4" (3.80m x 2.55m)

uPVC doors and windows to the rear and side elevation. Wooden flooring. One plastered wall painted neutral. Exposed brick walls beneath windows. Two radiators.

Stairs & Landing

uPVC double glazed window to side elevation. Grey fitted carpet. Walls painted pale grey. Pendant light fitting. Radiator. Storage cupboard with shelves. Access to loft hatch.

Bedroom One

13'11" x 9'5" (4.23m x 2.88m)

uPVC double glazed window to rear elevation. Grey fitted carpet. Walls painted neutral. Pendant light fitting. Radiator.

Bedroom Two

11'3" x 8'6" (3.44m x 2.60m)

uPVC double glazed window to front elevation. Grey fitted carpet. Walls painted pale grey. Pendant light fitting. Radiator. Built-in storage cupboard.

Bedroom Three

7'11" x 7'0" (2.42m x 2.13m)

uPVC double glazed window to front elevation. Grey fitted carpet. Walls painted pale grey. Pendant light fitting. Radiator.

Bathroom

7'0" x 5'7" (2.13m x 1.71m)

uPVC double glazed window to rear elevation. Wood effect vinyl. Part tiled, part wooden wall panels. Ceiling light fitting. Heated towel rail. Low level flush WC. Ceramic wash hand basin. Panelled bath with shower over.

Exterior

Small wooden gate to the front, with a concrete path leading to the entrance. Lawned area with mature hedges/shrubs. Pathway to the side of the property leading to the rear garden.

Patio and lawn to the rear, with fenced boundaries and mature hedges/shrubs. Wooden storage shed and plastic storage box available for tenant use.

Additional Information

EPC 'C'

Council Tax Band 'B'

Services – Mains Electric, Mains Gas, Mains Water & Drainage

Rent

£1,050pcm

Deposit

£1,211.00

Tenure

6 Month Assured Shorthold Tenancy – Available for Long Term Let

Viewings

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

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



Front Garden



Rear Garden



Lounge



Kitchen/Diner



Conservatory



Bedroom One




Bedroom Two



Bedroom Three

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C	73	
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	

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

Jefferys ESTABLISHED 1865