



**7 Station Hill, Praze, TR14 0JT**

**£175,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 7 Station Hill

- SEMI-DETACHED THREE BEDROOM PROPERTY
- IN NEED OF REFURBISHMENT
- HUGE AMOUNT OF SCOPE AND POTENTIAL
- GENEROUS PLOT
- LARGE GARDEN TO REAR BACKING ONTO THE CRICKET FIELD
- POPULAR AND CONVENIENT VILLAGE LOCATION
- FREEHOLD
- COUNCIL TAX BAND B
- EPC F29







A fantastic opportunity to acquire a period-style, semi detached three bedroom home, set within the well-connected village of Praze-an-Beeble.

The property offers generous accommodation and sits on a plot offering generous gardens, the large rear garden enjoys an attractive outlook backing directly onto the village cricket field.

While the house is now in need of refurbishment throughout, it presents excellent scope for improvement and the chance to create a wonderful family home tailored to individual tastes. The combination of character, space and setting provides a superb foundation for modernisation and potential value uplift subject to any necessary consents being obtained.

Praze-an-Beeble is a centrally located village, offering convenient access to a range of nearby towns with wider amenities, as well as excellent links to the A30, making it ideal for commuting across Cornwall.

A property with genuine potential, early viewing is highly recommended.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**DOOR TO**

**ENTRANCE VESTIBULE**

With panel glazed door to

**ENTRANCE HALLWAY**

With night storage heater, stairs rising to the first floor and doors to various rooms.

**SITTING ROOM 15'8" (max into depth of bay window) x 12'9" (4.78m (max into depth of bay window) x 3.89m)**  
Night storage heater, window to front, open fire with tiled hearth and decorative surround.

**DINING ROOM 12'4" x 9'5" (3.76m x 2.87m)**  
With open fire with tiled hearth and surround, night storage heater, built-in storage cupboards to either side of the fire, sash window to rear.

**KITCHEN 10'3" x 8'8" (3.12m x 2.64m)**  
Base unit with stainless steel sink and drainer and space and plumbing for washing machine, night storage heater, door to side and door to

**BATHROOM 8'4" x 5'6" (2.54m x 1.68m)**  
With suite comprising of a bath with tiled surround with wall mounted Mira electric shower over, low level W.C., wall mounted wash hand basin, window to rear, cupboard housing immersion and wall mounted Dimplex electric heater.

## FIRST FLOOR

### LANDING

With stained glass window to rear overlooking the garden and the cricket field beyond, night storage heater, loft access and doors to various rooms.

**BEDROOM ONE 12'7" x 9'1" (3.84m x 2.77m)**  
With window to front and wall mounted electric heater.

**BEDROOM TWO 10'8" x 10'9" (max reducing to 7'3" minimum) (3.25m x 3.28m (max reducing to 2.21m minimum))**

With window to rear overlooking the garden, night storage heater.





**BEDROOM THREE 12'7" x 7'1" (3.84m x 2.16m)**  
With window to front and night storage heater.

#### **OUTSIDE**

To the front of the property is a lawned garden with path leading to the front door. The main gardens lie to the rear of the property they are of good size and mainly laid to lawn with some established planting including attractive camellia bushes. There is a courtyard style garden to the immediate rear of the property where there is also a DILAPIDATED GALVANISED SHED -10' x 8' with a further STORE to the rear - 4'7" x 4'5".

#### **AGENTS NOTE**

The neighbouring properties enjoy access across the garden of number 7 and number 7 in turn enjoys access across its neighbouring property to the front.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **COUNCIL TAX**

Council Tax Band

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### **PROOF OF FINANCE - PURCHASERS**

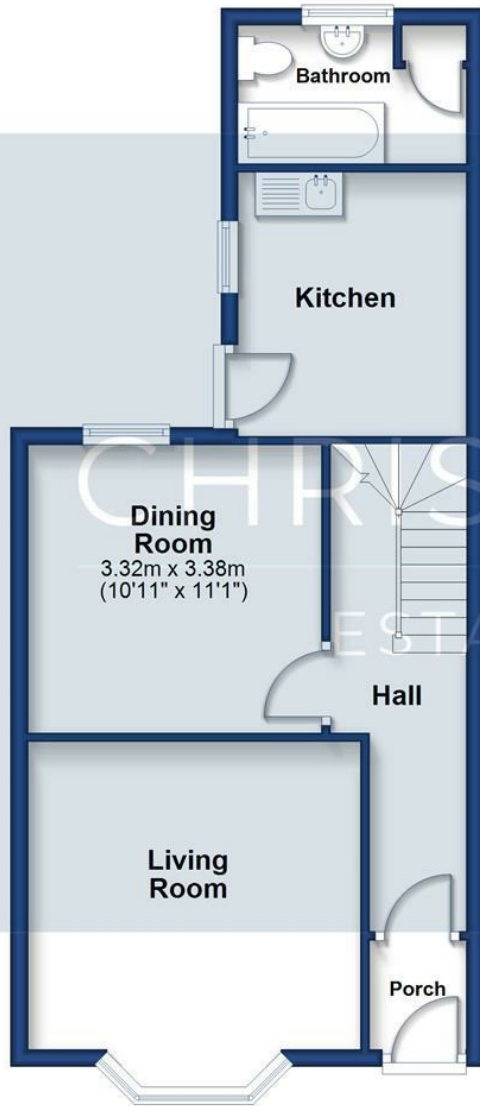
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





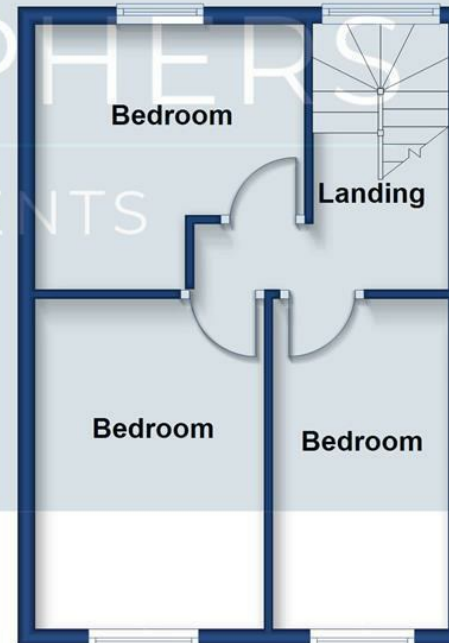
### Ground Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



### First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 81.0 sq. metres (871.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>29</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fences and fence details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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