Jefferys ESTABLISHED 1865

£175,000

LANDREATH PLACE
ST BLAZEY PL24 2LA

THREE BEDROOM SEMI-DETACHED HOUSE

Situated on the edge of this popular estate, this well-presented three-bedroom home offers both comfort and convenience. Ideally positioned close to local amenities and just a short 10-minute drive from Par Beach, the property combines practical living with easy access to the coast and village life.

Recently decorated throughout, with new carpets and flooring, this home is move-in ready and available with no onward chain. Realistically priced to attract early interest, this property represents an excellent opportunity for a family or investor alike.

Early viewing is highly recommended

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About The Location
St Blazey is a short distance from the coastal village of Par with an excellent range of local amenities including doctors, supermarket, hairdressers, library, chemist, post office, general stores, public houses, mainline railway station, primary school and Par beach. The market town of St Austell is approximately 3 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Secondary Schools, FE College and Bowling Alley and a range of public houses. Close by is the historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. A little further is the picturesque town of Fowey with its meandering streets, popular with both visitors and locals alike and being the home of the writer Daphne du Maurier.

ACCOMMODATION COMPRISES:
(All sizes approximate)

Entrance
Open porch with arch and uPVC double glazed door into hall. Stairs to first floor. Part glazed door to:

Lounge
12' 10'' x 11' 6'' (3.9m x 3.5m) max
Generous natural light from the uPVC double glazed bow window with large sill to the front elevation. Chimney breast with stone fireplace with wood mantel and shelving. Recess areas to either side. Part-glazed door to:

Kitchen/Diner
16' 1'' x 10' 6'' (4.9m x 3.2m) max
uPVC double glazed windows to the rear and side elevations. Range of wall, glazed cabinets and base units in oak with worktops over incorporating stainless steel sink and drainer. Slot in gas oven with hob with concealed extractor over. Under counter space and plumbing for washing machine and fridge. Understairs storage cupboard. Built-in double cupboard with shelving housing the Worcester Combi-Boiler. Central heating radiator. Vinyl flooring. Part-glazed door and step down to:

Inner Hall
uPVC double glazed window to the side elevation. Useful space with cloak hooks. uPVC double glazed door to rear. White panel door to:

Bathroom
uPVC double glazed window. White suite comprising bath with shower over, wash hand basin and WC. Part-tiled walls. Central heating radiator. Vinyl flooring. Extractor fan.

First Floor Landing
uPVC double glazed window to the side. L-shaped landing with 2 bedrooms and arch leading to the third bedroom and upstairs WC. Nuaire positive input ventilation system. Central heating radiator.

Bedroom 1
12' 10'' x 11' 10'' (3.9m x 3.6m)
uPVC double glazed window to the front elevation. Central heating radiator. Built-in double storage cupboard/wardrobe.

Bedroom 2
10' 6'' x 8' 10'' (3.2m x 2.7m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Upstairs WC
uPVC double glazed window, WC and wash-hand basin. Central heating radiator. Vinyl flooring.

Bedroom 3
7' 3'' x 6' 11'' (2.2m x 2.1m)
uPVC double glazed window to the side elevation. Central heating radiator.

Exterior & Parking
To the front of the property, a gated pathway bordered by a neat lawn leads to the entrance door. A private driveway to the side provides ample parking, while a pedestrian gate offers convenient access to the rear garden. The rear garden benefits from both a patio seating with raised flower borders and an area of lawn with an additional seating space. A stone-built shed offers useful extra storage.

Additional Information
EPC 'D'
Council Tax Band 'A'
Services – Mains Electric, Gas & Drainage
What 3 words - ///interests.sparks.benched
Property Age – C.1950s
Tenure - Freehold

Agents Note
We have been informed the property has spray foam insulation in the loft and is unlikely to be mortgageable and therefore suitable for cash buyers only. Prospective buyers are asked to seek their information from their lender prior to a viewing.

Floor Plans
Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

Lounge

Kitchen/Diner

Bathroom

Bedroom 1

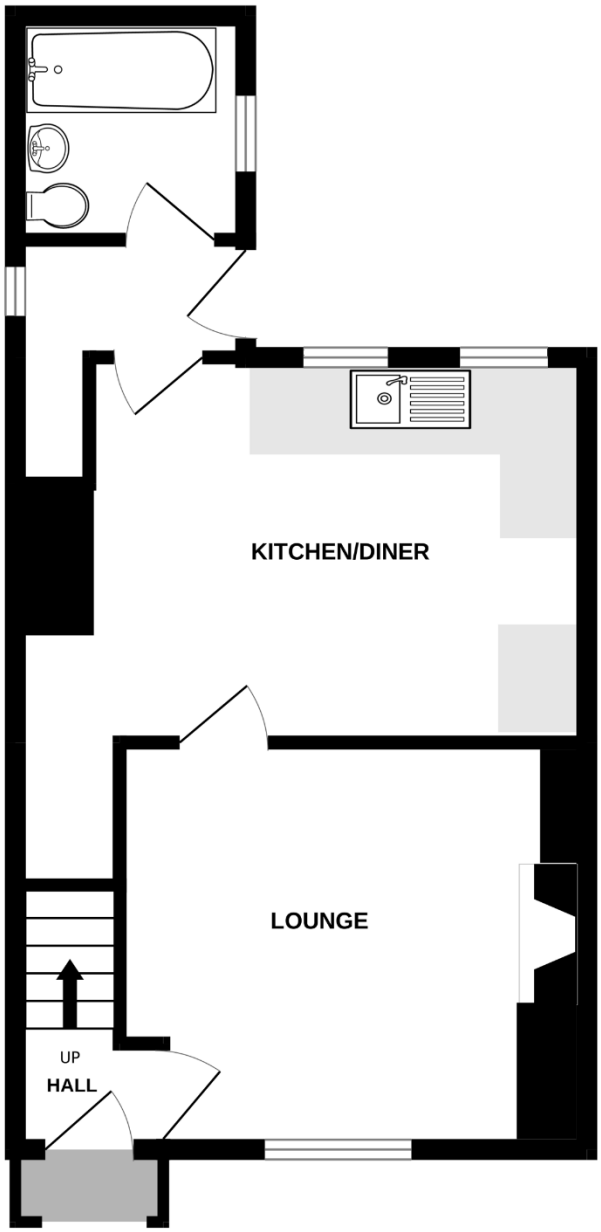
Bedroom 2

Garden from First Floor

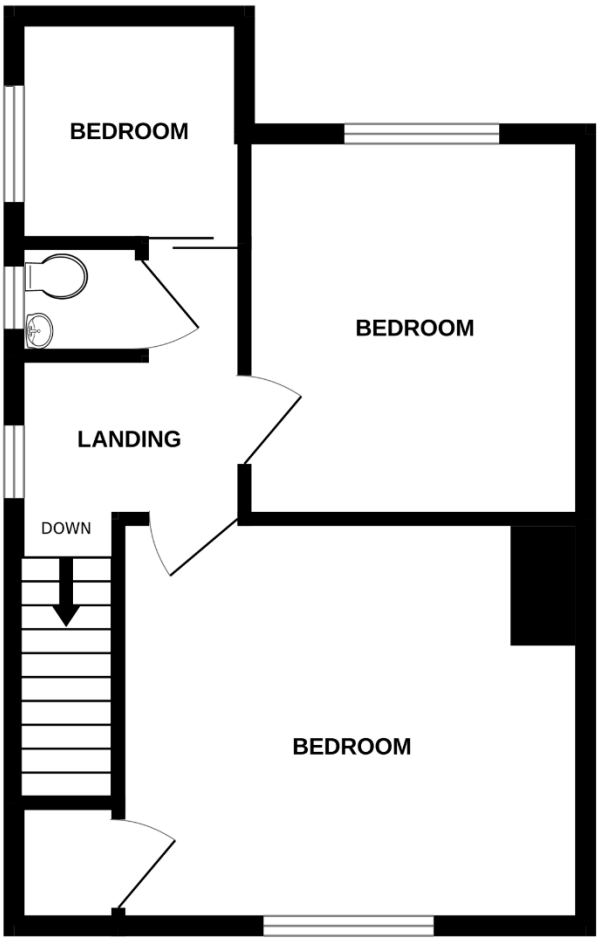
Garden

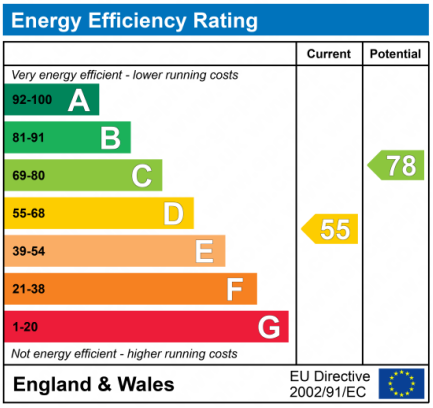
Garden

GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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