

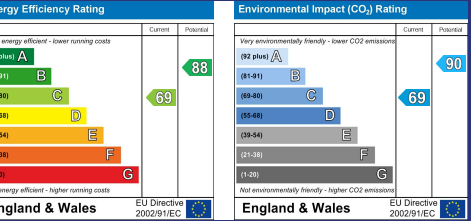


Rose Hill, St. Blazey, Par PL24 2LQ

Chain Free £145,000 Freehold

- Cottage With Period Features
 - Double Glazing
 - EPC C
- Three Bedrooms
 - Dining Room
 - CHAIN FREE
- Gas Central Heating
 - Off Road Parking

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in Photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



4 Par Green, Par, PL24 2AF
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FAC are pleased to present to the market this charming three bedroom terraced cottage in St Blazey available CHAIN FREE. The accommodation briefly comprises: Lounge, dining room, kitchen, WC, bathroom and three bedrooms. Outside there are gardens to the front and rear with parking for two cars to the rear of the cottage. The property further benefits from gas central heating and double glazing. The property has recently proven to be successful as a buy to let investment or would equally be suitable for a first time buyer.

St Blazey has a good range of local facilities including small supermarkets, hairdressers, petrol filling station, fish and chip shop and sub post office. St Blazey also has its football club and as noted provides quick access to the A390. The larger village of Par with its more comprehensive range of shopping facilities together with main line railway station and large sandy beach is a very short drive and there are primary schools in nearby Biscovey and Tywardreath. A wide range of facilities can be found in the nearby town St Austell with its secondary schools and is a drive of about 4 miles. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks.

The accommodation is as follows :

Entrance Porch

Access is gained through a gate with steps leading to front entrance porch. Windows to both sides and front elevation. Wooden front door opens to the lounge.

Lounge

uPVC double glazed window to front elevation. Feature stone fireplace with open fire. Exposed beams, wall mounted radiator. Door to kitchen.

Dining Room

uPVC double glazed window to front elevation. Exposed beams to ceiling.

Kitchen

Two uPVC double glazed windows to rear elevation. Range of base and eye level units with work surfaces over. Sink with mixer tap and separate drainer unit. Built in larder cupboard with shelving and window to rear elevation. Wall mounted radiator. Stairs to first floor landing. uPVC double glazed door with obscured glass opens to rear garden.

First Floor Landing

Doors to all bedrooms, bathroom and separate toilet.

Bedroom One

uPVC double glazed window to front elevation. Built in wardrobes. Wall mounted radiator. Loft access hatch.

Bedroom Two

uPVC double glazed window to front elevation. Wall mounted radiator.

Bedroom Three

uPVC double glazed window to rear elevation. Wall mounted radiator.

Family Bathroom

uPVC double glazed window with obscured glass to rear elevation. Wash hand basin and panelled bath with electric shower over. Built in cupboard housing Worcester gas combi boiler.

W.C

uPVC double glazed window with obscured glass to rear elevation. WC.

Outside

To the front of the property is a low maintenance lawned area with mature shrub and tree borders. To the rear of the property from the back door are steps leading to hard standing area providing parking for 2 vehicles.

Council Tax Band

B

EPC

C

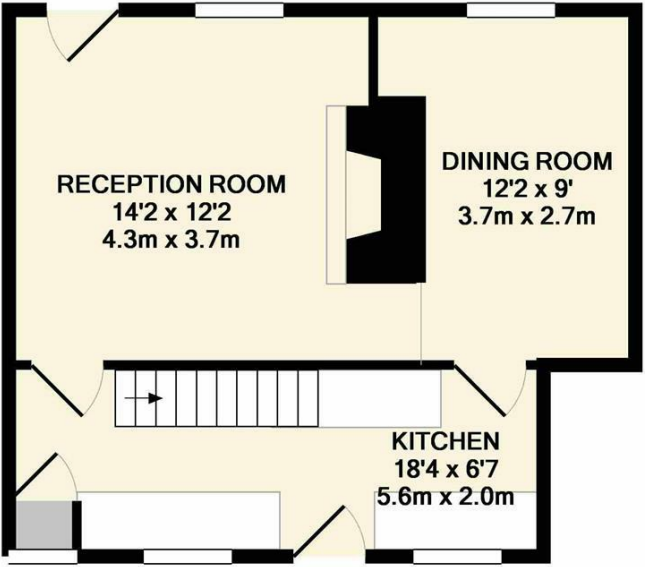
Tenure

Freehold

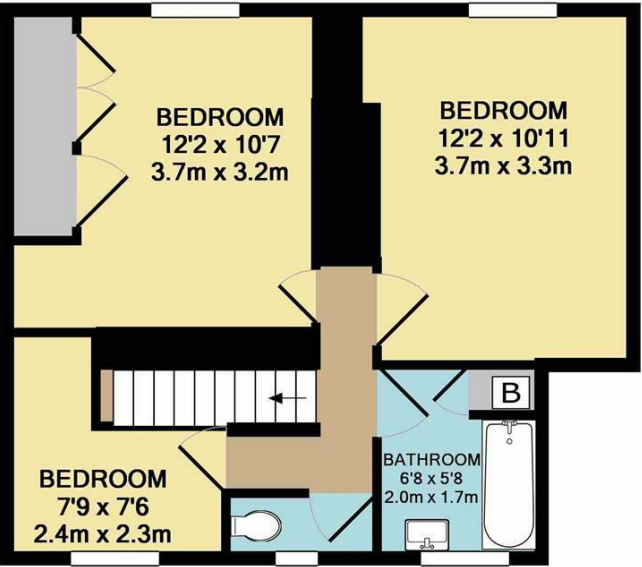
Viewings strictly by appointment through FAC Property Consultants.

4 Par Green, Par, Cornwall PL24 2AF

01726 812271



GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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