Liddicoat <sup>№</sup> Company



# ST FRANCIS ROAD, ST COLUMB ROAD, ST COLUMB, CORNWALLTR9 6QF

PRICE £850 PCM









A WELL PRESENTED OLDER STYLE 2/3 BEDROOM HOUSE CENTRALLY POSITIONED CLOSE TO LOCAL SHOPS OFFERING GAS CENTRALLY HEATED AND DOUBLE GLAZED ACCOMMODATION. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, BATHROOM, TWO BEDROOMS AND BOX ROOM. OUTSIDE LEVEL LAWN GARDEN TO THE SIDE.



Disclaimer: 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.











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#### The Property

A well presented older style 2/3 bedroom house centrally positioned close to local shops offering gas centrally heated and double glazed accommodation. The accommodation comprises of Entrance hall, lounge, dining room, kitchen, bathroom, two bedrooms and box room. Outside level lawn garden to the side.



# **Room Descriptions**

#### **Entrance Hall**

With composite part glazed leaded light door. Mosaic tiled floor, stairs to the first floor.

#### Lounge

12' 8" x 7' 9" (3.86m x 2.36m) Plus bay window to the front.

## **Dining Room**

12' 3" x 9' 6" (3.73m x 2.90m) Window to the rear.

#### Kitchen

8' 2" x 8' 7" (2.49m x 2.62m) Space for fridge/freezer, window to the side, built in eye level oven, ceramic hob unit, wall mounted Baxi gas fired boiler.

#### **Shower Room**

Fitted with a modern suite and large shower cubicle and Mira shower, low level W.C. wash hand basin, downflow heater, radiator.

#### **Bedroom**

8' 3" x 12' 0" (2.51m x 3.66m) Window to the rear.

#### Bedroom

9' 6" x 10' 6" (2.90m x 3.20m) Window to the front.

#### **Box Room**

5' 9" x 7' 8" (1.75m x 2.34m) Window to the front.

### Outside

A level good sized lawn. Please note there is no parking with this property.