

GROUND FLOOR

1ND FLOOR



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EDGCUMBE TERRACE, ST BLAZEY GATE, PAR

PRICE £189,950



FOR SALE AND CHAIN FREE - A CHARMING END TERRACED OLDER STYLE TWO BEDROOM COTTAGE SITUATED CLOSE TO SCHOOLS AND SHOPS IN THE IMMEDIATE AREA WITH THE BENEFIT OF A LARGE GARAGE AND REAR GARDEN.

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.



The Property

Introducing a charming end-terrace cottage, brimming with character and conveniently located just a short stroll from local schools and shops.

This two-bedroom home boasts a spacious layout, with the added benefit of a large garage and a private rear garden.

Inside, you'll find well-proportioned rooms including a cosy lounge, separate dining area, and a fully-equipped kitchen. Upstairs, two generous double bedrooms, alongside a stylish modern bathroom featuring a classic roll-top Victorian bath with a shower and mixer tap.

With the added comfort of gas central heating and UPVC double glazing throughout, this home combines traditional charm with modern upgrades.

Don't miss the chance to make this lovely cottage your new home!

Room Descriptions

Entrance Porch

uPVC double glazed windows to the side and front, tiled flooring, opening into

Lounge

10' 1" x 13' 3" (3.07m x 4.04m)
The lounge is accessed via half-glazed UPVC French doors, with windows at the front and side. The room also features an open fireplace with a slate hearth, creating a focal point. A doorway leads through to the separate dining room, providing a practical and functional layout.

Dining Area

13' 5" x 9' 8" (4.09m x 2.95m) The dining room benefits from two side-facing windows. With its open-beamed ceiling and ceramic tiled floor, the space has a touch of character and charm. Stairs lead up to the first floor, and an archway opens into the kitchen, offering a smooth flow between the rooms.

Kitchen

13' 8" x 5' 6" (4.17m x 1.68m)
Door leading through to the rear, two windows to the rear, tiled floor, built in Bosch oven and ceramic hob, a good range of modern units.

Landing

Airing cupboard with Ideal Logic gas fired boiler supplying radiators and hot water.

Bathroom

5' 7" x 6' 4" (1.70m x 1.93m)
Window to the rear, fitted with a modern suite comprising of a claw foot roll top bath fitted with a mixer tap and shower, low level W.C. wash hand basin.

Bedroom 1

10' 10" x 13' 5" (3.30m x 4.09m)
Window to the front.

Bedroom 2

8' 0" x 9' 7" (2.44m x 2.92m) With window to the rear.

Garage

24' 0" x 10' 5" (7.32m x 3.17m)
With metal up and over door.

Outside

To the front of the property is a small enclosed garden with a selection of mature trees and shrubs enclosed by a stone wall and to the right hand side a vehicular driveway providing access to the the garage the rear of the property and the garden. There is access for the neighbours so the driveway is shared. Access to the long rear garden, which is fully laid to lawn and bordered by a mix of fencing and mature hedging, offering both privacy and greenery.