

GROUND FLOOR
397 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.2 sq.m.) approx.
While 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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RECTORY ROAD, ST STEPHEN, ST AUSTELL

PRICE £205,000



A CHAIN FREE WELL PRESENTED SPACIOUS TWO BEDROOM END OF TERRACE HOUSE LOCATED IN THE POPULAR VILLAGE OF ST. STEPHEN. THE PROPERTY CONSISTS OF A LARGE OPEN PLAN LOUNGE/DINING ROOM, KITCHEN, CLOAKROOM, FAMILY BATHROOM AND 2 GOOD SIZE BEDROOMS. THE HEATING IS SUPPLIED BY RECENTLY INSTALLED ELECTRIC RADIATORS AND PANEL HEATERS AND IS COMPLIMENTED BY UPVC DOUBLE GLAZED WINDOWS AND DOORS. FURTHER BENEFITS INCLUDE A LEVEL REAR GARDEN AND 1 PARKING SPACE. THERE IS ALSO PARKING AVAILABLE ON THE ROAD. EPC E. COUNCIL TAX BAND A

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

A chain free well presented spacious two bedroom end of terrace house located in the popular village of St. Stephen. The property consists of large open plan lounge/dining room, kitchen, cloakroom, family bathroom and 2 good size bedrooms. The heating is supplied by recently installed electric radiators and panel heaters and is complimented by UPVC double glazed windows and doors. Further benefits include a level rear garden and 1 parking space. There is also parking available on the road. EPC E. Council tax band A

Room Descriptions

Lounge/Dining Room

23' 6" x 10' 0" (7.16m x 3.05m)
With full glazed UPVC door, window to the front and side, relatively new electric radiator, stairs to the first floor, door leading to the kitchen. built in airing cupboard with copper factory lagged tank, window to the rear, glazed UPVC door to the rear.

Outside

To the front of the property is a small garden area, whilst to the side of the property is a small unmade lane leading to the rear garden and parking space. The garden is nice and level and lawn for ease of maintenance.

Kitchen

13' 7" x 8' 10" (4.14m x 2.69m)
Fitted with a range of wood effect vinyl fronted units, built in oven, hob and extractor, space and plumbing for washing machine, built in airing cupboard with copper factory lagged tank, window to the rear, glazed UPVC door to the rear, door to large built in cupboard, cloakroom with low level W.C. was hand basin, window to the side.

Landing

With roof access, electric radiator.

Bathroom

8' 0" x 6' 10" (2.44m x 2.08m)
Fitted with a White suite comprising panelled bath, low level W.C. extractor fan. window to the side, downflow heater.

Bedroom 1

10' 8" x 11' 8" (3.25m x 3.56m) 11' 8" x 10' 0" (3.56m x 3.05m) With panel radiator, window to the front.

Bedroom 2

14' 0" x 8' 10" (4.27m x 2.69m)
Panel radiator, window to the rear.