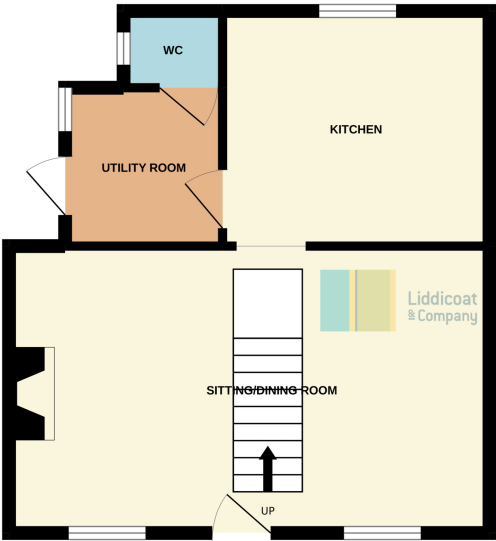
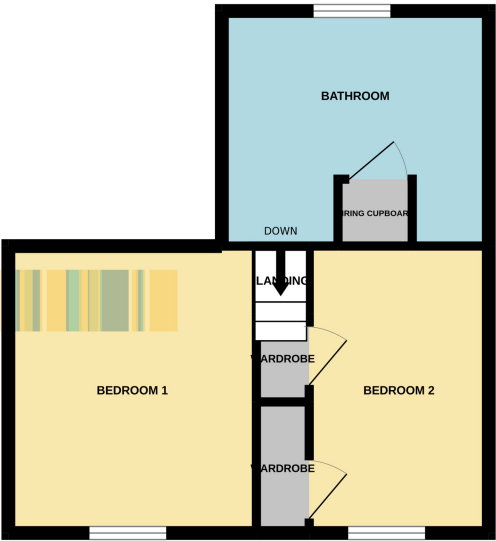


GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
 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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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.

75 COZY COTTAGE, TREGONISSEY ROAD, ST AUSTELL, CORNWALLPL25 4DH

PRICE £239,950



FOR SALE AND CHAIN FREE A CHARMING STONE FRONTED END TERRACED COTTAGE SITUATED ON THE LEVEL AND WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE. A VERY COSY AND CHARACTERFUL PROPERTY WHICH ENJOYS GAS CENTRAL HEATING AND HAS RADIATORS THROUGHOUT. IN BRIEF THE ACCOMMODATION COMPRISES OF LARGE FEATURE LIVING ROOM WITH LOUNGE AND DINING AREA SEPARATED BY THE STAIRCASE, A LOVELY REFITTED KITCHEN, SEPARATE UTILITY ROOM WITH CLOAKROOM, TWO GOOD SIZED BEDROOMS WITH VERY LARGE BATHROOM. OUTSIDE LEVEL LARGE FRONT AND PRIVATE SIDE GARDEN. SPACE FOR OF ROAD PARKING. AT PRESENT THE OWNERS PARK IN THE LAYBY IMMEDIATELY OUTSIDE THE HOUSE. COZY COTTAGE IS ALSO WELL PLACED BEING WITHIN EASY ACCESS TO LOCAL JUNIOR AND SECONDARY SCHOOLS AND THE HISTORIC PORT OF CHARLESTOWN



The Property

For sale and CHAIN FREE a charming stone fronted end terraced cottage situated on the level and within easy walking distance to the town centre. A very cosy and characterful property which enjoys gas central heating and has radiators throughout complimented by U.p.v.c. double glazed windows. In brief the accommodation comprises of large feature living room with lounge and dining area separated by the staircase, a lovely refitted kitchen, separate utility room with cloakroom, two good sized bedrooms with very large bathroom. Outside level large front and private side garden. Space for of road parking. At present the owners park in the layby immediately outside the house. Cozy Cottage is also well placed being within easy access to local junior and secondary schools and the Historic port of Charlestown.

Room Descriptions

Entrance Porch

Half glazed part leaded light door leading to:

Living Room

21' 7" x 12' 3" (6.58m x 3.73m)
Stairs leading to the first floor. Open beamed ceiling. Two upvc windows to the front. Attractive fire place with marble hearth backing with wooden surround. Storage units to one side of the chimney breast. Two radiators. Door way through to:

Kitchen

11' 5" x 10' 1" (3.48m x 3.07m)
Radiator. Open beamed ceiling. Sash window to the rear. Wall mounted gas fired boiler. Rang of base units and high level cupboards. Solid Oak shelving, Solid wood work surface. Sink unit with mixer tap. Space for cooker with extractor and stainless steel splash back.

Utility Room

6' 9" x 6' 9" (2.06m x 2.06m)
Composite door. Upvc window. Space and plumbing for washing machine with work top and double eye level cupboard.

Cloakroom

Window to the side. Wash hand basin. Low level WC. Partially tiled.

First Floor Landing

Air re-circulation unit.

Bedroom 1

12' 4" x 10' 7" (3.76m x 3.23m)
Window to the front. Roof access, radiator.

Bedroom 2

12' 4" x 7' 8" (3.76m x 2.34m)
Window to the front. Radiator. Two large built in over stair wardrobe cupboards.

Bathroom

12' 3" x 10' 2" (3.73m x 3.10m)
Roof access. Radiator. Window to the rear. White suite. Paneled bath, built in mira shower unit. Large shelved airing cupboard. Roof access.

Outside

The property is approached by a pathway with lawned garden area either side leading up to the canopied entrance. The garden is slightly raised from the road side. To the left hand side of the property is a further lawned garden with a variety of shrubs and shrub borders, that make this an attractive and secluded garden.