



BRIDGE STREET, ST BLAZEY, PAR

PRICE £150,000



A SEMI-DETACHED HOUSE WITH A GENEROUS GARDEN. SITUATED IN THE HEART OF ST BLAZEY VILLAGE IS THIS DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOUSE REQUIRING MODERNISATION.

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 Semi-Detached House with a generous garden. Situated in the heart of St Blazey village is this double fronted three bedroom semi detached house requiring modernisation. The property comprises; two reception rooms, a kitchen, a downstairs bathroom, three bedrooms and an en-suite shower room. There are front and rear gardens and a driveway.

Agents Note :- This property is of non-standard construction - parts of the construction appear to be of localised clay lump materials. In parts of the walls appear to have been constructed using a craft earth technique (Cob) which is possibly covered internally/externally with cement based products. Cob construction may not be acceptable to all mainstream lenders.

Room Descriptions

Entrance Hall

With stairs to the first floor, under stairs storage.

Lounge

12' 5" x 7' 10" (3.78m x 2.39m)
Window to the front, open fireplace with recesses either side.

Dining Room

11' 1" x 8' 5" (3.38m x 2.57m)
French doors to the front garden. Three built in cupboards.

Kitchen

12' 5" x 7' 10" (3.78m x 2.39m)

Bathroom

10' 2" x 7' 9" (3.10m x 2.36m)

Landing

Bedroom 1

12' 10" x 11' 11" (3.91m x 3.63m)
Window to the front.

Bedroom 2

12' 10" x 10' 2" (3.91m x 3.10m)
Window to the front. Door to the en suite shower room.

Bedroom 3

12' 2" x 7' 9" (3.71m x 2.36m)
Window to the side, built in wardrobe cupboard.