

**Liddicoat
& Company**

13 Eastbourne Road, ST AUSTELL. PL25 4SZ

£220,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

For sale a charming detached character cottage situated just outside the town centre area and close to all amenities. Briefly the accommodation comprises of kitchen with separate dining area, lounge, three bedrooms and modern bathroom. Gas fired central heating, parking, courtyard area to the rear and outside store room.



ROOM DESCRIPTIONS

Comments

The charming cottage has been partially renovated and has gas central heating and U.p.v.c. doors and windows with double glazed velux skylights in the roof.

Lounge

15' 9" x 11' 6" (4.80m x 3.51m) With five wall lights, open fireplace, two U.p.v.c. windows to the front and window to the rear. Tiled floor with under floor heating. Open beamed ceiling.

Kitchen

16' 3" x 9' 6" (4.95m x 2.90m) Half glazed door and window to the front, stairs to the first floor, large under stairs cupboard, open way into the dining room, full glazed door to the rear courtyard. Rear Velux sky light from the kitchen area. A small kitchen area with units and worktops

Dining Room

11' 2" x 9' 4" (3.40m x 2.84m) Window to the front, three wall lights, fireplace brick lined, feature exposed stonework, open beamed ceiling, tiled floor.

Landing

With velux sky light, exposed timbers.

Bathroom

5' 8" x 7' 7" (1.73m x 2.31m) plus recess. Fitted modern white suite with panelled p shaped bath with shower over, low level W.C. wash hand basin, towel radiator, window to the front, Velux skylight, cupboard housing gas fired boiler. Partially tiled walls.

Bedroom 1

11' 5" x 9' 6" (3.48m x 2.90m) Window to the front, velux skylight, exposed timbers.

Bedroom 2

11' 10" x 9' 7" (3.61m x 2.92m) plus deep wardrobe recess, window to the front, velux skylight, exposed timber A frames.

Bedroom 3

8' 8" x 6' 6" (2.64m x 1.98m) Window to the front, exposed A frame timbers.

Garden

The property has a small courtyard to the rear, a parking area for two cars and a small area of land to the right hand side of the property. There is also a useful outside store.



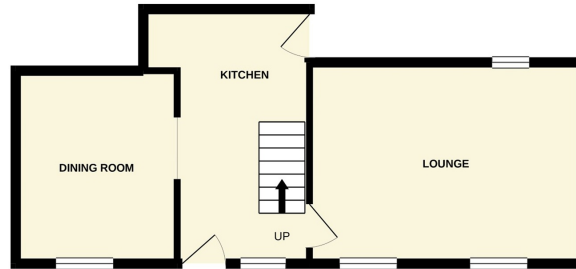






FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	