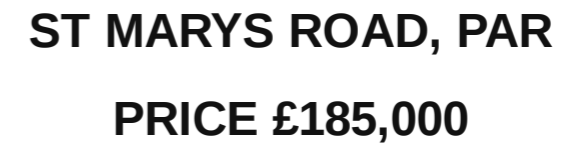


This floor plan shows a 3-bedroom house with a central hallway. The layout includes:

- LOUNGE/DINER:** 19'5" x 10'2" (5.93m x 3.10m)
- KITCHEN:** 12'11" x 9'10" (3.93m x 3.00m)
- STORE:** Two storage areas, one near the lounge/diner and one near the kitchen.
- ENTRANCE HALL:** Features a coat closet (labeled "Lardcoat company") and stairs leading "UP" and "DOWN".
- BEDROOM 1:** 13'5" x 10'2" (4.08m x 3.10m)
- BEDROOM 2:** 12'9" x 9'10" (3.89m x 3.00m)
- BATHROOM:** 8'8" x 6'0" (2.63m x 1.82m)
- WARDROBE:** Located near Bedroom 1.
- STORAGE:** Located near Bedroom 1.

The house is connected to a central hallway with stairs leading "UP" and "DOWN".

TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.





The Property

For sale: A spacious two double bedroom semi-detached home with a generous rear garden, set in a popular residential area close to schools and shops. Featuring gas central heating and UPVC double glazing, the property includes an entrance hall, kitchen, lounge/diner, bathroom, and two well-proportioned bedrooms. Outside offers two handy storage sheds, a lawned front garden with potential for off-road parking, and a large enclosed rear lawn.

Biscovey is a great place to live, schools and shops are easily accessible for a busy family, the coast is only half a mile away where the local beaches provide exiting outdoor areas, the beautiful coastline has miles of coastal paths with Fowey, Polkerris in one direction and Carlyon Bay and Charlestown in the other. What could be better.

Room Descriptions

Entrance Lobby

With part glazed Upvc door leading into the kitchen and lounge, stairs to the first floor, under stairs recess and storage cupboard, window to the front.

Kitchen

3.94m x 3m (12' 11" x 9' 10") With window to the front, tiled floor, fitted with a good number of base units and high level cupboards, sink unit, space and plumbing for washing machine, space for fridge freezer and space for cooker, wall mounted gas fired boiler heating radiators and hot water, serving hatch to the kitchen, gas hob and electric oven. Half glazed door leading to a side covered way, providing access to two useful storage sheds and one shed with door leading to the rear garden.

Lounge/Dining Room

5.92m x 3.1m (19' 5" x 10' 2") Window to the rear and part glazed door leading to the rear garden.

Bedroom 1

4.08m x 3.03m (13' 5" x 9' 11") Window to the front, this room has the benefit of three built in wardrobes, great for storage, window to the front.

Bedroom 2

3.9m x 3.0m (12' 10" x 9' 10") Window to the rear.

Bathroom

1.89m x 1.76m (6' 2" x 5' 9") Fitted with a white three piece suite comprising of a panelled P shaped bath with shower over, low level W.C. was hand basin, window to the rear. Tiled walls.

Outside

Set back from the road, the property features a spacious front lawn extending to the left, offering potential for private parking if desired. A large, enclosed rear garden—mainly laid to lawn—includes gated access to a communal residents' parking area located to the rear.