Deeble Drive

St. Blazey

Par

PL24 2JJ

£220,000

- NO ONWARD CHAIN
- OFF ROAD PARKING PLUS GARAGE
- ENCLOSED REAR GARDEN
- THREE RECEPTION ROOMS
- WELL-EQUIPPED KITCHEN
- POPULAR RESIDENTIAL LOCATION
- MOVE-IN READY CONDITION
- DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICE
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 635.07 sq ft

2

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3

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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this tucked away, two-bedroom, semi-detached bungalow on to the market. Being sold with no onward and vacant possession upon completion, this opportunity is not to be missed.

Upon entering, you are greeted by a bright and airy entrance hallway with doors leading into a well-equipped kitchen, expansive lounge, separate dining room and a spacious conservatory - The three reception rooms provide ample space for various activities, ensuring that every member of the household can find their own nook to unwind. With two well-proportioned bedrooms and well-appointed shower-room, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Externally, this property showcases an enclosed rear garden, which is home to an abundance of an array of potted foliage and shrubbery. This oasis also features a raised decking area, perfect for a spot of Al Fresco dining, delving into your favourite novel or simply soaking up the Cornish sunshine. Additional benefits include off road parking for multiple vehicles and a garage, which has power connected.

The property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band B. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

Situated within a convenient residential location on the outskirts of Par, the property enjoys excellent access to the surrounding amenities including local convenience shops, hairdressers, pubs and transport links to the surrounding area. The dog friendly Par beach is close at hand being within a 5 minute drive, as is the branch line rail link, with a comprehensive range of amenities located in the adjacent town of St Austell. Further afield lies Fowey and its quirky meandering streets, the picturesque walks of the Roseland Peninsula, an area of outstanding natural beauty, the harbour at Charlestown, utilised as a backdrop for numerous period dramas, and of course the sandy beaches ready for kayaking, surfing or paddle boarding to discover all that the coves of Cornwall have to offer.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Coving. Access into a partially boarded loft. Smoke alarm. Two, built-in storage cupboards. BT Master socket. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

LOUNGE

18'8" x 9'8" (5.71m x 2.95m)
Coving. Electric fireplace. Multiple plug sockets. Television point. Telephone point. Radiator. Skirting. Carpeted flooring.

KITCHEN

8'2" x 7'7" (2.49m x 2.32m)
Double glazed window to the side aspect. A range of wall and base fitted storage cupboards and drawers. Integrated oven and four ring gas hob with an extractor hood over. Worcester boiler. Splash-back tiling. Wash basin with additional drainage board. Thermostat. Space for an under-counter fridge. Radiator. Multiple plug sockets. Vinyl flooring.

DINING ROOM

8'2" x 7'6" (2.50m x 2.29m)
Coving. Consumer unit. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

14'5" x 9'0" (4.40m x 2.76m)
Double glazed window to the front aspect. A range of built-in storage cupboards and drawers. Radiator. Television point. Skirting. Carpeted flooring.

BEDROOM TWO

9'3" x 6'9" (2.82m x 2.06m)
Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

6'7" x 5'8" (2.02m x 1.73m)
Skimmed ceiling. Extractor fan. Frosted double glazed window to the side aspect. Porcelain splash-back tiling. Walk-in mains fed shower cubicle. Wall and based fitted storage cupboards. Wash basin with a mixer tap. W.C. Heated towel rail. Tiled flooring.

CONSERVATORY

15'11" x 8'9" (4.87m x 2.67m)
Skimmed ceiling. Multiple double glazed windows. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading out on to the rear garden.

OUTSIDE

Externally, this property showcases an enclosed rear garden, which is home to an abundance of an array of potted foliage and shrubbery. This oasis also features a raised decking area, perfect for a spot of Al Fresco dining, delving into your favourite novel or simply soaking up the Cornish sunshine.

GARAGE

17'7" x 8'9" (5.37m x 2.68m)
Over-head storage. Double glazed window to the side aspect. Electric roller door. Integrated freezer. Multiple plug sockets. Door leading into the rear garden.

PARKING

This property has off road parking for multiple vehicles. On-street parking can also be found close by.

SERVICES

The property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band B.

AGENTS NOTE

An EPC has been instructed and will be added to the advert once it has been completed.

MATERIAL INFORMATION

Verified Material Information
Council tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: Garage, Driveway, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Garage

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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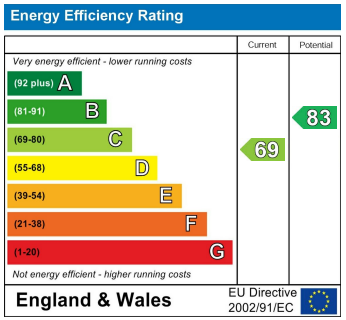

Buying To Rent Out?

Are You....
- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice

Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

Contact Us

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