

# Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

## Fore Street, St. Stephen, St. Austell, Cornwall, PL26 7NN



**£184,950**

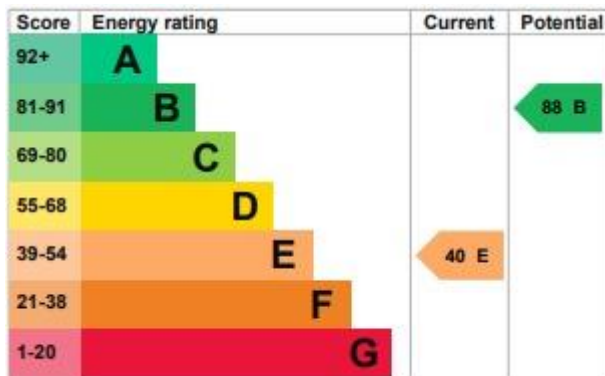
- Characterful older style 2 bedroom end of terrace
- Generous open plan lounge/kitchen - living accommodation
- Period features including ceiling beams, exposed stone walling
- First floor 2 bedrooms, airing cupboard and bathroom
- Benefits from night storage heaters and double glazing throughout
- Hardstanding parking for 1 vehicle
- Small courtyard rear garden
- Well presented in good decorative order throughout

An older style two bedroom end of terrace property which incorporates unique character features including exposed beams, exposed stone wall and generous open plan living accommodation. The property is served by night storage heaters and has double glazing throughout and benefits from hardstanding parking and a small courtyard garden.

The property is positioned within Fore Street in St Stephen and is close to primary and secondary schooling, local park, shops and village amenities. The village of St Stephen is centrally positioned within Cornwall and offers good amenities and transport links to the wider county.

## Accommodation

<b>Entrance</b>	Part-patterned glazed door to lounge/kitchen.
<b>Lounge/Kitchen</b>	17' 9" x 19' 8" (5.41m x 5.99m) A generous lounge to the front of the room with two windows to front, exposed stone wall feature and feature beams. TV/telephone socket. Open plan kitchen area.  To the kitchen there is a window to rear. Part-patterned glazed door to rear. A range of wall and base units with working surface over. Inset sink, inset oven with hobs and extractor hood over. Space for washing machine and further white goods. Night storage heater.
<b>Landing</b>	Doors to both bedrooms and bathroom. Loft hatch.
<b>Bedroom 1</b>	13' 11" x 8' 8" (4.24m x 2.64m) A generous main bedroom with window to front. Night storage heater. Door to airing cupboard housing hot water cylinder.
<b>Bedroom 2</b>	9' 2" x 8' 8" (2.79m x 2.64m) Window to front. Night storage heater.
<b>Bathroom</b>	5' 2" x 6' 11" (1.57m x 2.11m) The bathroom suite comprises of close coupled WC, pedestal wash hand basin, electric shower over bath with part-tiled surround. Patterned window to rear.
<b>Outside</b>	To the front there is hardstanding parking laid to gravel with step leading to front door. To the rear is a very low maintenance rear courtyard garden.

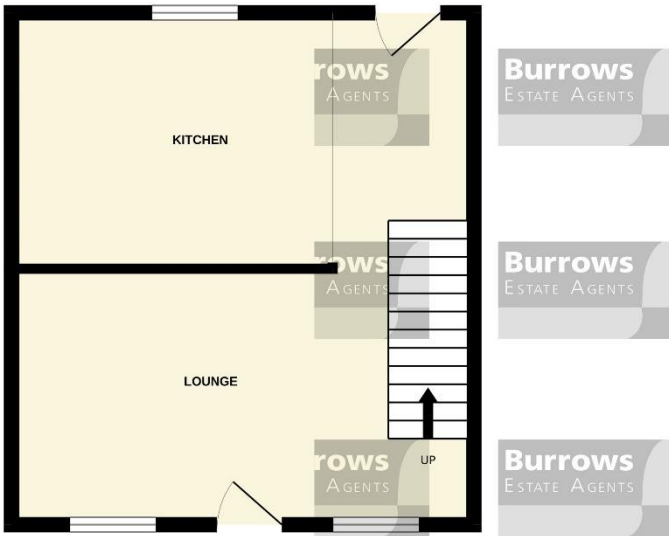


Council Tax Band A

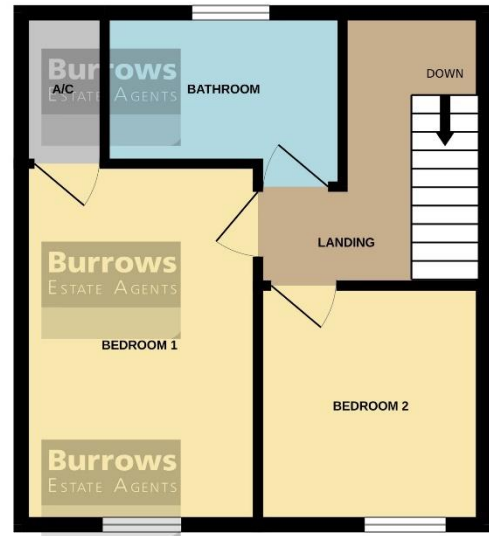
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 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.  
Made with Metropix ©2024