

# Burrows ESTATE AGENTS

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## Penrice Parc, St. Austell, Cornwall, PL25 3NA



**£210,000**

- Available with vacant possession, no ongoing chain
- Modern 2 bedroom semi-detached house
- Walking distance to the popular historic port of Charlestown
- Convenient location to local school and amenities
- Entrance porch, lounge, kitchen/breakfast room
- 2 double bedrooms, recently refitted shower room with electric shower
- Double glazed, gas central heating
- Driveway/hardstanding parking for 3 vehicles
- Lawned garden to front and low maintenance patio and terraced garden to rear

Available with vacant possession, no ongoing chain is this two bedroom semi-detached house situated in a cul-de-sac setting within walking distance of the historic harbour village of Charlestown, along with being in close proximity to local schooling and amenities.

The accommodation comprises of entrance porch, lounge, kitchen/breakfast room. To the first floor are two double bedrooms and a recently refitted shower room with electric shower. The property also has gas fired central heating and double glazing.

Outside there is a lawned garden to the front, a long driveway/hardstanding parking for three vehicles to the side. The main garden is to the rear which is South Easterly facing with a paved patio area and a terraced flowerbed garden.

As mentioned the property is in close proximity to local amenities including Asda and Tesco supermarkets, local secondary school at Penrice, along with being conveniently located close to bus stops and at the top of Charlestown Road it is a short walk to the main harbour of Charlestown which has a good range of cafes, restaurants, public houses and can gain access to the local coast path.

## Accommodation

Front Entrance	Door to entrance porch.
Entrance Porch	Good immediate reception area with electric heater and opening to lounge.
Lounge	14' 7" x 12' 5" (4.44m x 3.78m) Including staircase to first floor and door to understairs storage cupboard. Radiator, telephone point, TV aerial point, electric fire with mantle and hearth. Window to front and door to kitchen/breakfast room.
Kitchen/Breakfast Room	12' 5" x 9' 3" (3.78m x 2.82m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with inset sink unit and part-tiled walling adjacent. Fitted oven and gas hob. Wall mounted gas fired boiler, radiator, window to rear and patterned glazed door rear.
First Floor	
Landing	Doors off to both bedrooms and shower room. Access hatch to roof space.
Bedroom 1	12' 5" x 9' 4" (3.78m x 2.84m) Radiator and two windows to rear.
Bedroom 2	12' 5" x 0' 0" (3.78m x 0.00m) Narrowing to 9'1 x 8' (2.77m x 2.44m) L-shaped room plus door to recessed airing cupboard over staircase bulkhead with electric heater. Radiator and window to front.
Shower Room	6' 2" x 5' 5" (1.88m x 1.65m) Recently refitted with a modern white suite comprising corner shower cubicle with low level tray and electric Triton shower, pedestal wash hand basin and close coupled WC. Towel radiator. Acrylic backed walls.
Outside	To the front there is an expanse of lawn, long driveway/hardstanding parking for three vehicles with steps leading up to front entrance. At the rear of the drive there are steps and a gated access leading to the rear garden. The rear garden is laid to paved patio for ease of maintenance with timber garden shed measuring 7'7 x 5'6 ( (2.31m x 1.68m) internally. Outside tap and steps leading up to a raised flowerbed terraced garden. The whole enjoys a South Easterly facing aspect.

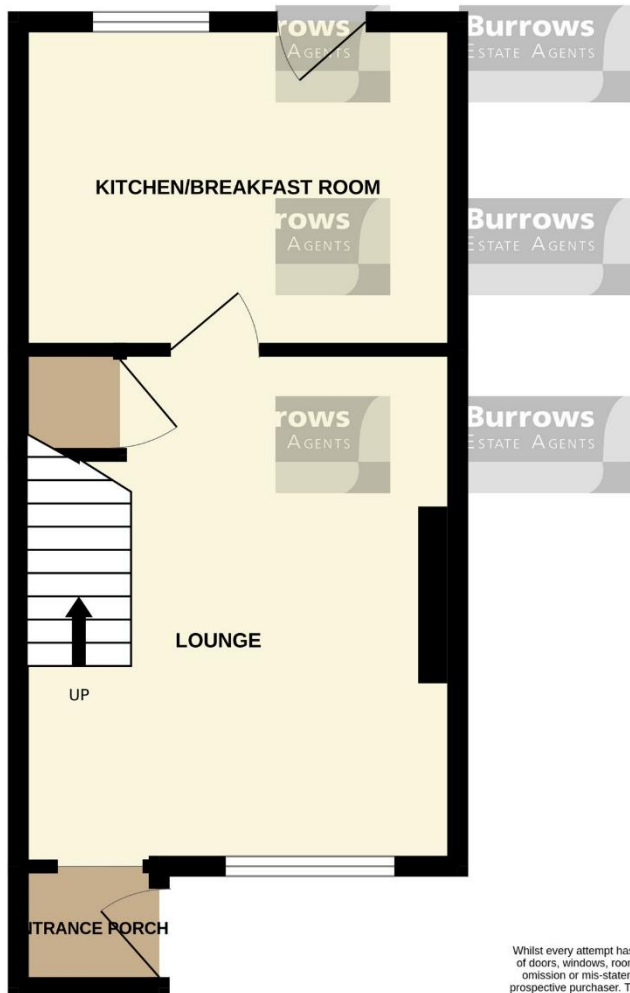
EPC pending

Council Tax Band B correct as at March 2024

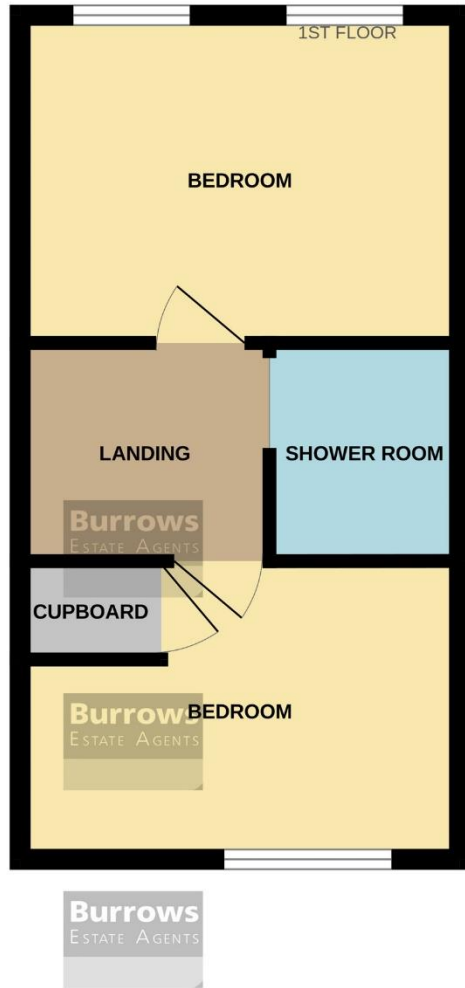
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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



1ST FLOOR



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.  
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