

# Burrows ESTATE AGENTS

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## Barton Road, Central Treviscoe, St. Austell, Cornwall, PL26 7PT



**£170,000**

- Available with vacant possession
- Modern terraced house, well proportioned two bedroomed accommodation
- Tucked away setting with enclosed garden
- Popular development rural village Treviscoe
- Available with no forwarding chain
- Entrance porch, large lounge, kitchen/dining room
- Two good sized bedrooms, bathroom
- Double glazing, electric night storage and panel heating
- Open plan front garden, well enclosed patio and stone chipping based rear gardens
- Garage with driveway approach parking, garden shed

This is an appealing, mid terraced, two bedroomed house, offered with no ongoing chain, with part tiled front elevations, along with double glazing.

The accommodation is light and attractive with a large lounge and kitchen/dining room to ground floor. Two good sized bedrooms and bathroom to first floor. Electric night storage and panel heating complimented by double glazing.

Occupying a tucked away setting towards the end of this cul-de-sac development, there is an open plan stone chipping based front garden with pathway approach. Well enclosed level patio and stone chipping based rear gardens incorporating garden shed. The garage is conveniently located close by within a block of garages, parking forecourt approach provides ancillary parking.

Barton Road is a popular development within Treviscoe, near St Stephen, located approximately five miles to the west of St Austell, St Stephen offering an excellent range of larger village amenities. Also being within close proximity of the main A30 giving excellent communications within the county and beyond.

Combining the property's modern two bedroomed accommodation, location and setting, it is anticipated to appeal to a good number of people, being considered ideally suited to the first time purchasers, retired/professional couple or investment buyer, and early appointments to appraise are advised.

## Accommodation

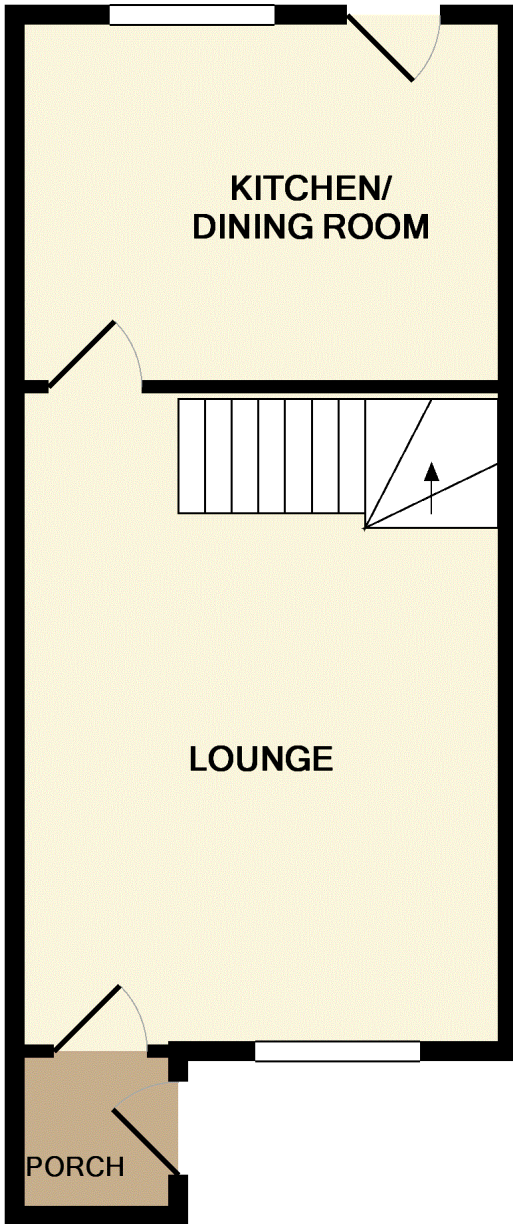
Front entrance	Courtesy light, part glazed door to entrance porch.
Entrance porch	4' 0" x 3' 10" (1.22m x 1.17m) Providing immediate reception area, door to lounge.
Lounge	16' 3" x 12' 2" (4.95m x 3.71m) Generous light and attractive room with window to front. Turning staircase to first floor with attractive handrail bannister. Electric night storage heater. TV aerial socket. Two wall light points. Door to kitchen/dining room.
Kitchen/dining room	12' 2" x 9' 2" (3.71m x 2.79m) Providing practical kitchen and dining areas. Fitted range of oak fronted base and wall units providing cupboard and drawer storage, working surface over, part tiled walls adjacent, incorporating inset sink unit. Built in oven and hob with hood over. Space and plumbing for washing machine, further appliance space. Tile design laminate flooring. Electric night storage heater. Window and glazed door opening to rear.
First floor	
Landing	Doors off to both bedrooms and bathroom.
Bedroom 1	12' 2" x 9' 3" (3.71m x 2.82m) Dual windows to rear. Electric panel radiator.
Bedroom 2	12' 2" x 7' 9" (3.71m x 2.36m) Dual windows to front. Electric panel radiator.
Bathroom	8' 3" x 4' 8" (2.51m x 1.42m) Panelled bath with fully tiled walls adjacent, shower screen and electric shower unit over bath. Pedestal wash basin, close coupled w.c. Electric shaver socket. Extractor fan. Recessed airing cupboard housing hot water cylinder with dual immersion. Electric fan wall heater, access hatch to roof space.
Outside	Tucked away setting with pedestrian approach to front with stone chipping based beds with shrub feature, pathway to front entrance. Well enclosed gardens extend to the rear providing an area of paved patio giving on to stone chipping based beds, well enclosed with timber fencing to boundaries, with gate opening to rear. Timber garden shed. Garden tap.
Garage	17' 3" x 8' 3" (5.25m x 2.51m) Conveniently located close by. Metal up and over door. Pitched roof providing overhead storage. Driveway approach provides ancillary parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

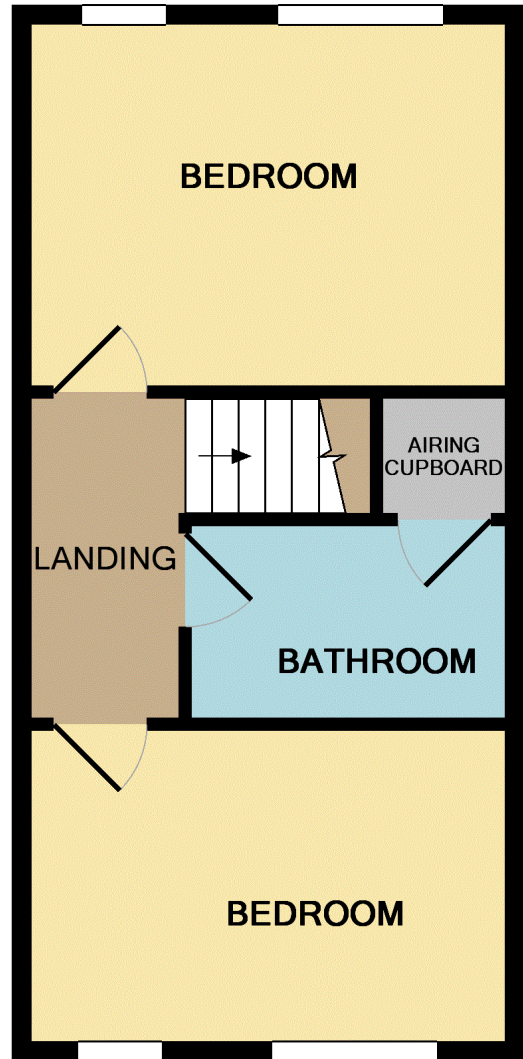
Council Tax Band B correct as at August 2023

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 floor plan 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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