

# ferguson young

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## £160,000

Scorrier Street, St Day, TR16 5LH



- TWO DOUBLE BEDROOMS
- GARDEN TO REAR
- DOUBLE GLAZED
- REQUIRES UPDATING
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- GARAGE & PARKING
- IDEAL FTB/INVEST

A Two Double Bedroom terraced cottage which requires updating to most areas but benefits from a rear garden with off street parking and garage. The property is offered for sale with no onward chain and vacant possession. Set in the heart of the village of St Day with its local shops, post office, schools and public house this would make an ideal first time purchase or investment property. The accommodation comprises of: - Entrance Vestibule, Lounge, Dining Room, Kitchen, Shower Room/WC and to the first floor two double bedrooms. There is a garden to the rear which is bounded by walling with gated vehicular access to the rear service lane. EPC:E.



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# Scorrier Street, St Day, TR16 5LH

## ENTRANCE VESTIBULE

There is a double glazed UPVC door opening from the street, domestic fuse box and part glazed door opening to:-

## LOUNGE

13'3" x 13'0" MAX (4.04m x 3.96m)

There is a double glazed window to the front, open tread stairs rising to the first floor, feature fireplace with space for an electric inset fire, night store heater, telephone point, TV aerial point and a door to:-

## DINING ROOM

10'10" x 9'3" (3.30m x 2.82m)

There is a door to the rear porch, double glazed window to the rear, night store heater, TV aerial point and a door to:-

## KITCHEN

9'7" x 4'10" (2.92m x 1.47m)

A galley kitchen with a range of eye level and base units with work surface over, inset single bowl sink, space for an electric cooker, space for a fridge, space for a washing machine, wall mounted on demand hot water heater, double glazed window to the side. Doorway to:-

## INNER LOBBY

There is a night store heater and a door to:-

## SHOWER ROOM/WC

There is a double width shower cubicle with a glass enclosure and electric shower over, close coupled WC, pedestal mounted wash hand basin, double glazed windows to the rear and side and a cupboard housing the hot water cylinder.

## FIRST FLOOR

## LANDING

There are doors to both bedrooms and a built in cupboard which also contains the loft access hatch.

## BEDROOM ONE

13'0" x 9'0" (3.96m x 2.74m)

A good sized double bedroom with a double glazed window to the front and a night store heater.

## BEDROOM TWO

11'6" x 9'11" (3.51m x 3.02m)

A generous second double bedroom with a double glazed window to the rear with far reaching views and a night store heater.

## OUTSIDE

## REAR YARD

There is a paved yard area which leads to the rear garden.

## REAR GARDEN

Mostly laid to lawn and bounded by walling with gated vehicular access to the rear service lane.

## GARAGE

16'10" x 7'7" (5.13m x 2.31m)

There is power and light, two windows to the side, double opening doors to the front, door to:-

## WASH HOUSE

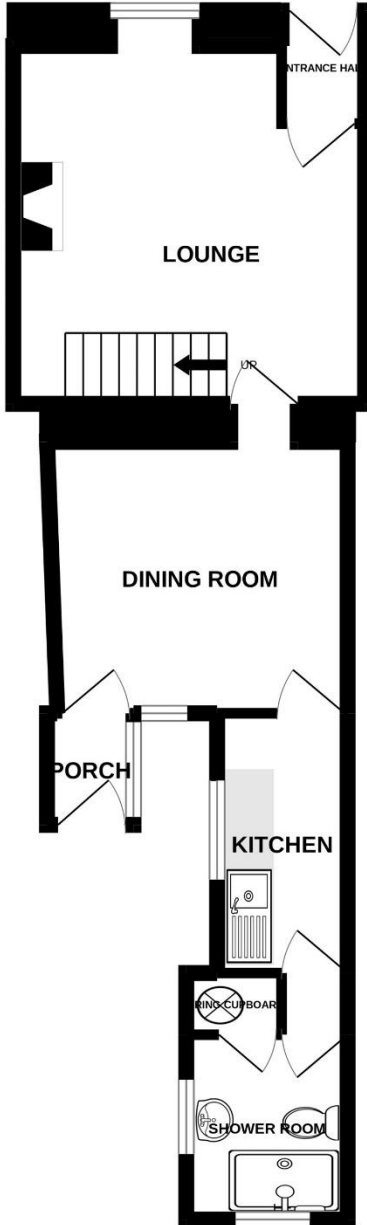
There is plumbing for a washing machine, further utility space and a door to the garden.

## ENERGY EFFICIENCY RATING

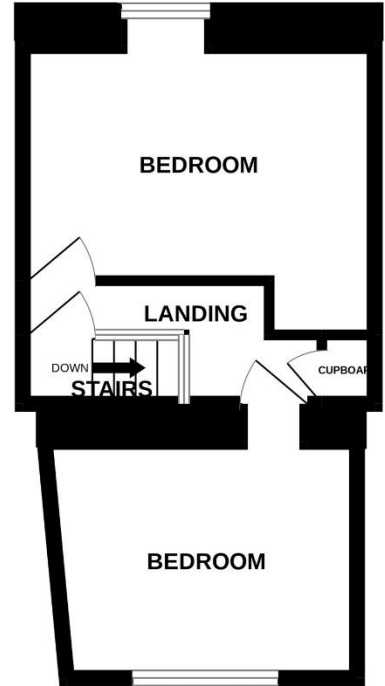
This property has been rated as E (51) with a potential rating of A (92).



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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.  
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