

ferguson young

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£325,000

Forth An Praze, St Day, TR16 5LR



- FULLY RENOVATED
- EXCEPTIONAL PRESENTATION
- SHOWER ROOM/WC
- GARAGE & PARKING
- ENCLOSED LEVEL REAR GARDEN
- TWO DOUBLE BEDROOMS
- LPG CENTRAL HEATING
- EPC: TBA COUNCIL TAX BAND B

A Semi-Detached Two Bedroom Bungalow situated at the end of a cul-de-sac in this ever popular residential area. The bungalow has undergone full renovation by the current owner to an exacting standard and is offered for sale in exceptional condition. There is a good sized level garden to the rear and side with garage and parking for two additional vehicles. The property is double glazed and warmed by LPG central heating. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Two Double Bedrooms and a Shower Room/WC. This property should receive your earliest attention to view as properties renovated to this standard are in high demand. EPC: F. Council Tax Band B.



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Approached via a level pathway leading to a double glazed UPVC door opening to:-

ENTRANCE PORCH

There is a double glazed window to the front, recessed ceiling spot lights, hanging space for coats and a door to:-

ENTRANCE HALL

There is a radiator, recessed ceiling spot lights and doors to both bedrooms, the shower room/wc and the lounge.

LOUNGE

15'1" x 12'8" (4.60m x 3.86m)

A good sized bright and airy lounge with double glazed window to the front, recessed ceiling spot lights, radiator, feature fireplace with inset wood-burning stove and a doorway to:-

KITCHEN/DINER

16'11" x 12'4" (5.16m x 3.76m)

A modern kitchen comprising of an extensive range of base units and island with provision for seating, with complimentary work surface over, inset one and a half bowl stainless steel sink with side drainer, built in electric oven, inset LPG hob with extractor over, integrated fridge/freezer, space for washing machine, recessed ceiling spot lights two radiators, a double glazed window to the rear, two double glazed windows to the side and a door opening to the rear garden.

BEDROOM ONE

11'5" x 10'8" (3.48m x 3.25m)

A generous master bedroom with ample space for a free standing wardrobe, radiator, double glazed window to eth rear and recessed ceiling spot lights.

BEDROOM TWO

18'8" x 9'9" (5.69m x 2.97m)

A good sized second double bedroom with a double glazed window to the front, radiator and recessed ceiling spotlights.

SHOWER ROOM/WC

8'3" x 5'9" (2.51m x 1.75m)

Comprising of a double width glass shower enclosure with thermostatic shower over, base board lights, extractor, close coupled WC, wall mounted hand basin, ladder type towel rail, recessed ceiling spot lights, heated mirror, double glazed window to the rear and loft access hatch.

OUTSIDE

FRONT GARDEN

The front garden is level and laid to lawn with some shrub planting.

SIDE GARDEN

The side garden is level and laid to lawn with provision for the LPG cylinder storage and gate access to the front of the property.

REAR GARDEN

The level rear garden is enclosed by fencing and walling creating a safe space for children and pets alike. It is mostly laid to lawn with some provision for planting and there is a secluded slate chipped seating area.

OFF ROAD PARKING

There is off road parking for up to two vehicles.

GARAGE

18'3" x 9'0" (5.56m x 2.74m)

A well-proportioned garage with new up and over door, power and light, rear pedestrian access and a built in workbench.

AGENTS NOTE

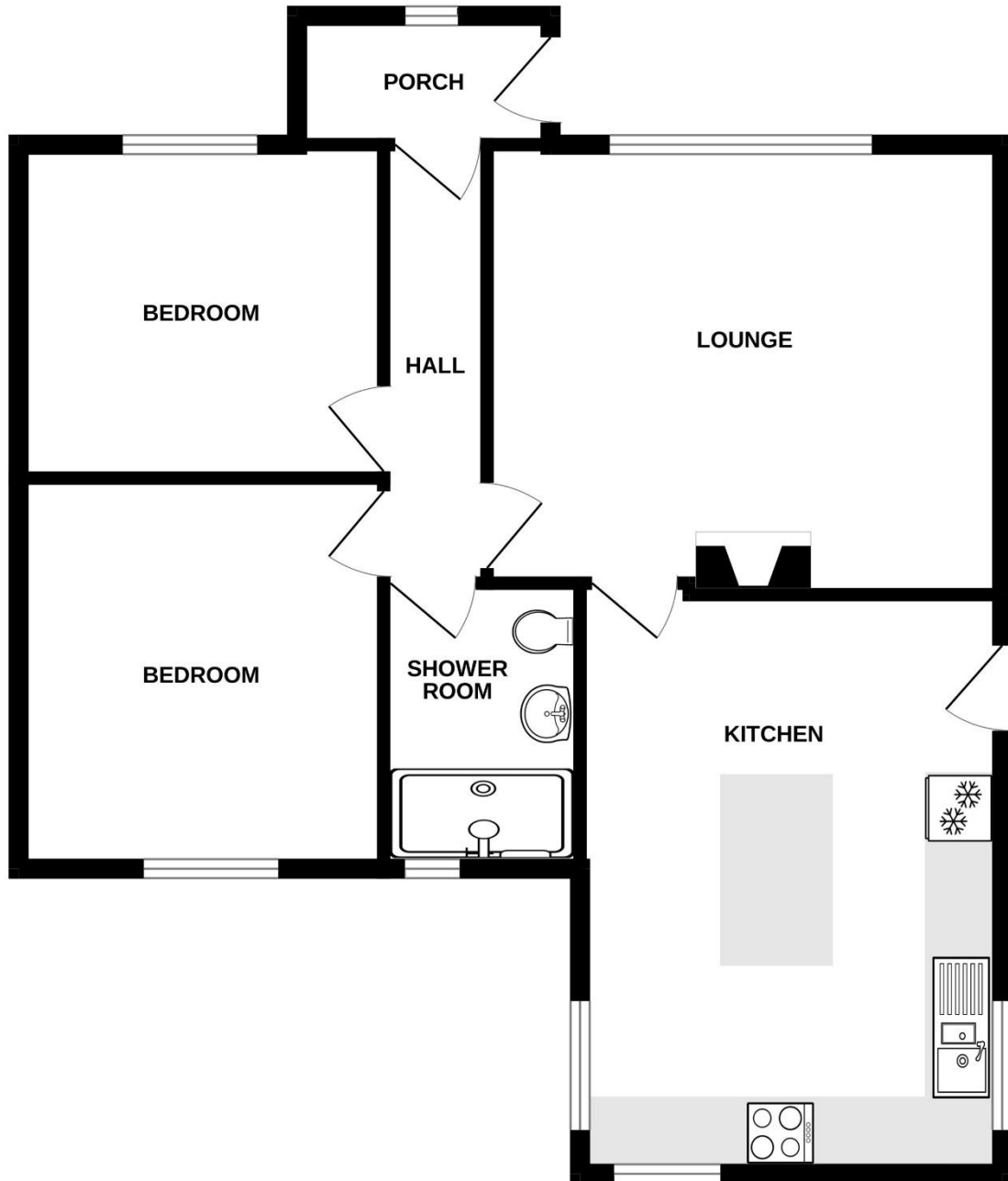
The property has been rated a Band B for Council Tax. O2 and Vodafone coverage (source Ofcom) Broadband Speeds up to 17Mbps Standard and 80Mbps Superfast (source Ofcom).

ENERGY EFFICIENCY RATING

This property has been rated as F (37) with a potential rating of D (64).



GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.2 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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