

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: TBA. 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, powered 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: TBC



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.