



Bobs Road  
St. Blazey  
PL24 2ES

Asking Price £150,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- IN NEED OF COMPLETE RENOVATION
- EXPANSIVE REAR LAID TO LAWN GARDEN
- AMPLE ON STREET PARKING
- CONNECTED TO ALL MAINS SERVICES
- FALLS WITHIN COUNCIL TAX BAND A
- TWO RECEPTION ROOMS
- TWO PURPOSE BUILT OUTBUILDINGS
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 904.17 sq ft



### Property Description

Millerson Estate Agents are delighted to bring this spacious three bedroom, semi detached property situated in St Blazey to the market. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the lounge, dining room, kitchen whilst upstairs benefits from three bedrooms and a fully fitted wet room. The property is in need of a full renovation throughout but benefits from vacant possession and being sold with no onward chain. The rear garden is expansive in size and ready to be pruned and planted for the upcoming summer season. There is no off street parking for the property but ample on street and potential, subject to obtaining relevant permission to create some via the front garden. The property is connected to all mains services and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that there is to offer.

### Location

Situated within a convenient, popular, residential location on the outskirts of Par, this property enjoys excellent access to the surrounding amenities which include a convenience shop, Post Office, public houses and a petrol fueling station. Furthermore there are good transport links to nearby villages and around the county. The all year round dog friendly beach of Par is close at hand being within a 10 minute drive, as is the main line branch rail link, Further afield lies Fowey and its quirky meandering streets, the picturesque walks of the Roseland Peninsula, an area of outstanding natural beauty, the harbour at Charlestown, which was utilised as a backdrop for numerous period dramas, the world famous Eden Project and of course the sandy beaches ready for kayaking, surfing or paddle boarding to discover all that the coves of Cornwall has to offer.

### The Accommodation Comprises

(All dimensions are approximate)

### Ground Floor

Covered entrance porch with UPVC front door leading into the:

### Entrance Hallway

Thermostat. Radiator. Doors leading to:

### Lounge

13'5" x 10'11" (4.10m x 3.33m)

Double glazed window to the front aspect. Picture rail. Radiator. Ample power sockets. Skirting.

### Dining Room

10'4" x 9'4" (3.16m x 2.86m)

Double glazed window to the rear aspect. Picture rail. Radiator. Ample power sockets. Skirting.

### Kitchen

11'5" x 9'11" (3.49m x 3.03m)

Double glazed window to the rear aspect. Extractor fan. Consumer unit and electric meter housed. Range of wall and base fitted units with roll

edge worksurfaces and stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, freestanding oven and fridge/freezer. Radiator. Ample power sockets with USB ports. Vinyl flooring. Double glazed UPVC door leading to the rear garden and outbuildings.

### First Floor

Landing - Loft hatch. Storage cupboard. Doors leading to:

### Bedroom One

11'8" x 9'4" (3.57m x 2.87m)

Double glazed window to the rear aspect. Picture rail. Two built in storage cupboards. Radiator. Ample power sockets, Skirting.

### Bedroom Two

11'0" x 10'5" (3.37m x 3.19m)

Double glazed windows to the front and side aspects. Picture rail. Two built in storage cupboards - one housing the BAXI combination boiler. Radiator. Ample power sockets, Skirting.

### Bedroom Three

9'0" x 6'7" (2.75m x 2.02m)

Double glazed window to the front aspect. Picture rail. Built in storage cupboard. Radiator. Ample power sockets. Skirting.

### Wet Room

7'8" x 5'2" (2.36m x 1.59m)

Two double glazed frosted windows to the rear aspect. Fully tiled. W/C with push flush. Wash basin. Walk in shower with assistance handles. Wall mounted electric heater. Radiator.

### Externally

To the Front - Shared access path. Laid to lawn front garden with side access. Gas meter housed.

To the Rear - A bigger than average laid to lawn garden with concrete block boundaries. Wall mounted tap. Two purpose built outbuildings with the biggest measuring 2.53m x 2.00m.

### Parking

There is no allocated parking with the property but ample on street available close by. Potential parking could be created by removing the front garden - this would be subject to obtaining relevant permissions.

### Services

The property is connected to mains gas, electricity, water, drainage and falls in Council Tax Band A.

### Agents Note

The property is an area which was previously heavily mined. There is a record of a mining shaft lying in the southwest corner of the premises. A mining search should be undertaken and should a site investigation be suggested the buyer should undertake this at their own cost.

### Material Information



#### Verified Material Information

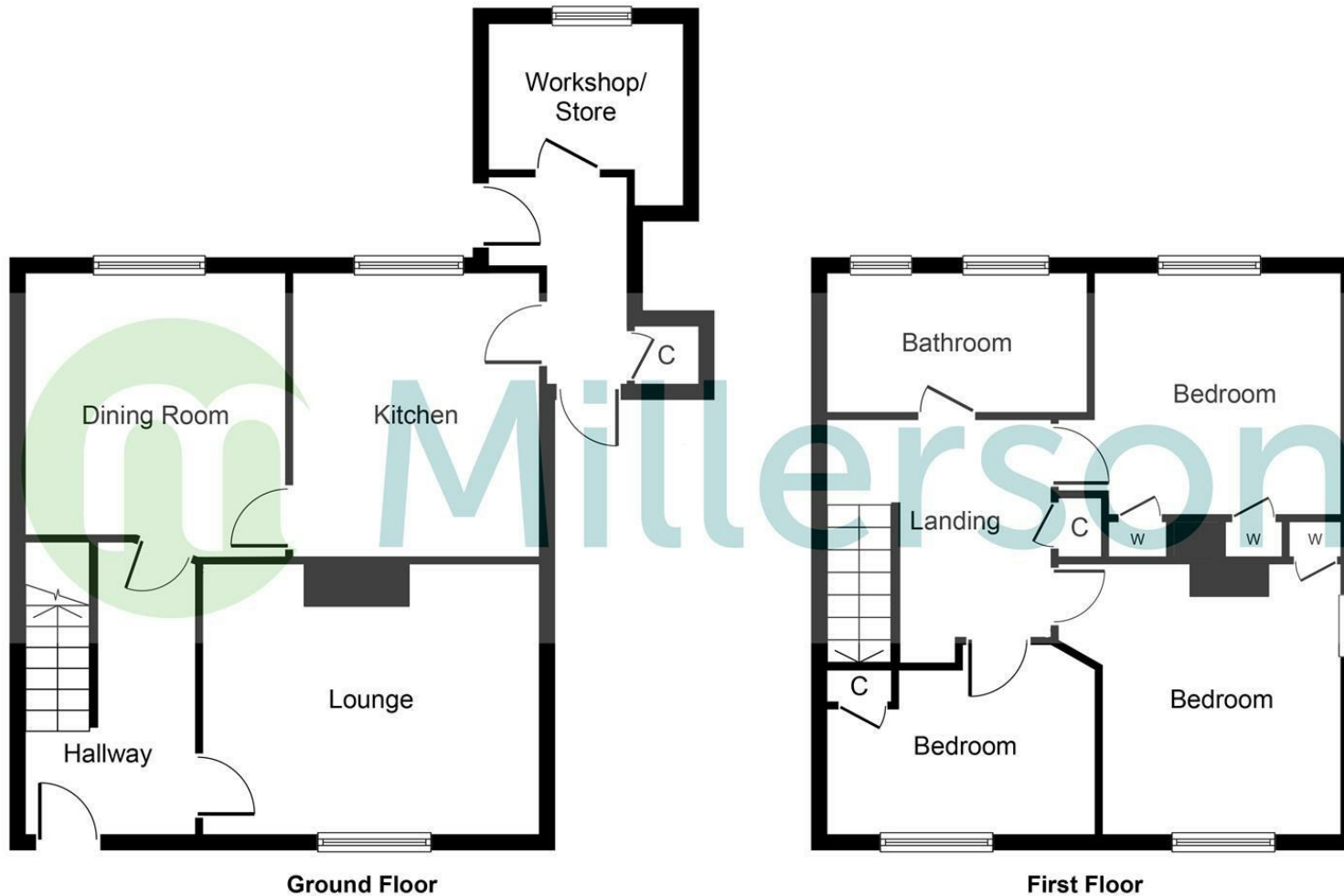
Council tax band: A  
Council tax annual charge: £1561.69 a year (£130.14 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D



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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Directions To Property

Leaving St Austell on the A390 take the Holmbush Road towards St Blazey/Par. Pass through the traffic lights and across the bottom of the St Austell distributor road. Continue straight ahead at the Par Moor roundabout passing the The Britannia Inn and up Lodge Hill. At The Four Lords Public House continue descending the hill and take the right hand turn on to Bobs Road where the property will be located shortly on your left hand side and clearly identifiable by a round Millerson FOR SALE board. A member of the team will be there to meet you.

Millerson Estate Agents

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	82
England & Wales		EU Directive 2002/91/EC	

