



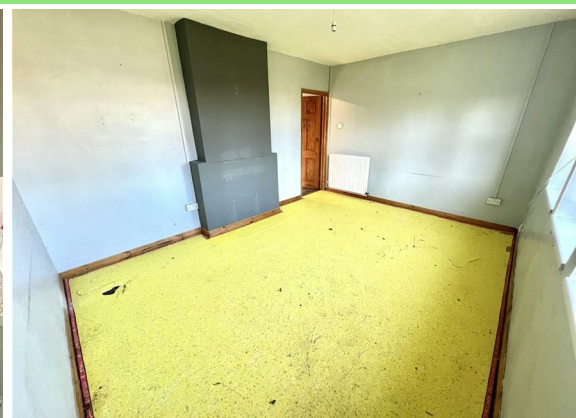
Penarwyn Road

St. Blazey

PL24 2DU

Asking Price £150,000

- NO ONWARD CHAIN
- CASH BUYERS ONLY DUE TO CONSTRUCTION
- WRAP AROUND GARDENS WITH OUTBUILDING
- AMPLE ON STREET PARKING SITUATED CLOSE BY
  - COUNCIL TAX BAND A
- SITUATED WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- OCCUPIES AN EXPANSIVE CORNER PLOT
- THREE GOOD SIZE BEDROOMS
  - CONNECTED TO ALL MAINS SERVICES
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 925.70 sq ft



### Property Description

Millerson Estate Agents are delighted to bring this spacious, three bedroom semi detached house, situated in St Blazey, to the market. Due to its Cornish unit construction it is available to cash buyers only. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the sizeable lounge, kitchen and an additional room which could be used as a utility, dining room or home office. Upstairs there are three generously sized bedrooms and a family bathroom. Externally the property occupies an expansive corner plot so enjoys wrap around gardens with the additional benefit of an outbuilding which would be ideal for housing the lawnmower, BBQ and outdoor furniture. There is no specific parking with the property however ample, unrestricted, on street parking is available close by. 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 residential location on the outskirts of Par, the property enjoys excellent access to the surrounding amenities including local convenience shops, hairdressers, pubs and transport links to the surrounding area. The dog friendly Par beach is close at hand being within a 10 minute drive, as is the branch line rail link, with a comprehensive range of amenities located in the adjacent town of St Austell. 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, utilised as a backdrop for numerous period dramas, and of course the sandy beaches ready for kayaking, surfing or paddle boarding to discover all that the coves of Cornwall have to offer.

### The Accommodation Comprises

(All dimensions are approximate)

### Ground Floor

UPVC double glazed frosted front door leading into the:

### Entrance Hallway

Smoke sensor. Radiator. Ample power sockets. Under-stairs storage cupboard. Skirting. Door leading to:

### Lounge

14'7" x 10'11" (4.45m x 3.34m)

Three double glazed windows to the front aspect. Radiator. Ample power sockets. Broadband/Phone connection point. Skirting. Door leading to:

### Kitchen

14'6" x 9'10" (4.44m x 3.02m)

Three double glazed windows to the rear aspect. Extractor fan. A range of wall and base fitted units with roll edge worksurfaces with tiled splash-back. Stainless steel sink with drainer. Space for washing machine, oven/hob and fridge/freezer. Ample power sockets. Radiator. Vinyl flooring. Skirting. Door leading through to:

### Utility / Porch / Home Office

9'11" x 6'5" (3.03m x 1.97m)

Double glazed window to the side aspect. Consumer unit, electric meter and Potterton combination boiler housed. Two built in storage cupboards. Ample power sockets. Skirting. UPVC Double glazed frosted door leading to side access and rear garden.

### First Floor

Landing - Double glazed window to the side aspect. Smoke sensor. Positive Ventilation System. Skirting. Doors leading to:

### Bedroom One

14'6" x 10'0" (4.44m x 3.05m)

Two double glazed windows to the rear aspect. Radiator. Ample power sockets. Skirting.

### Bedroom Two

11'3" x 10'11" (3.43m x 3.34m)

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

### Bedroom Three

9'8" x 7'11" (2.97m x 2.42m)

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

### Bathroom

6'4" x 5'7" (1.95m x 1.71m)

Double glazed frosted window to the rear aspect. Partially tiled. Bath



with electric shower over. Assistance handles. W.C with push flush. Wash basin. Radiator. Vinyl flooring. Skirting.

#### Outside

The property occupies a generous plot and so benefits from wrap around gardens, of which, are predominantly laid to lawn and enclosed with timber wooden fencing to all sides. There is also an outside W/C and storage outbuilding located to the rear of the property.

#### Outside W/C

5'8" x 2'9" (1.73m x 0.84m)

#### Outbuilding

9'5" x 6'0" (2.89m x 1.84m)

Single glazed window. Ideal for storage.

#### Parking

There is no specific allocated parking with the property however ample, unrestricted parking is available close by.

#### Tenure

The property is freehold with an annual service charge of £84.96 payable to Ocean Housing. \*The service charge is subject to annual review.

As of April 1st 2025, the annual service charge will be increasing to £103.68

#### Services

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

#### Agents Note

This property is of Cornish unit construction and so only available to cash buyers only.

#### Material Information

Verified Material Information





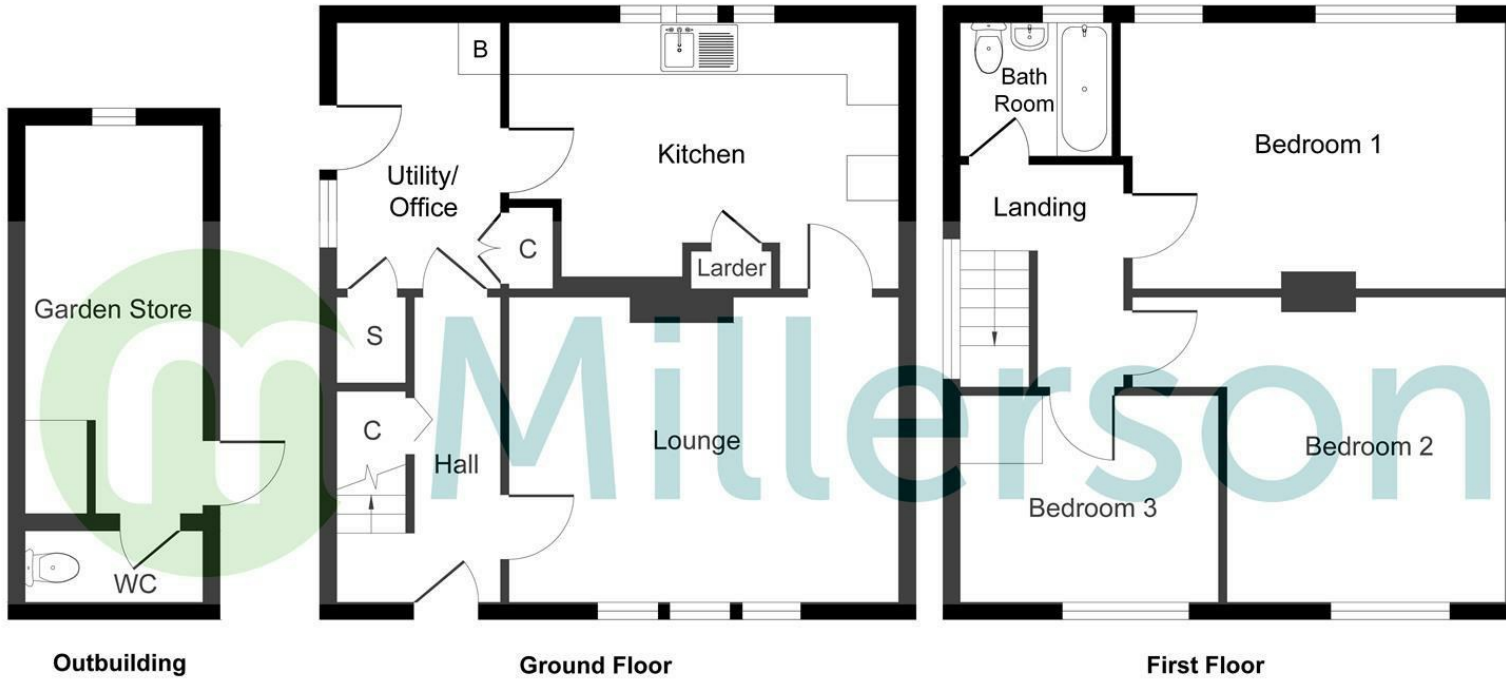
Penarwyn Road, St. Blazey, PL24 2DU

Council tax band: A  
Council tax annual charge: £1561.69 a year (£130.14 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Non re-instated Cornish unit house  
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: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great  
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 area 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.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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, turn right into Trenovissick Road. Continue down this road for a short while passing The Burrows on your right hand side and then taking the left hand turn onto Penarwyn Road where the property will be immediately located and clearly identifiable by a round 'FOR SALE' Millerson board. A member of the team will be there to meet you.  
 5-6 Market Street

St Austell  
 Cornwall  
 PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
 T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

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