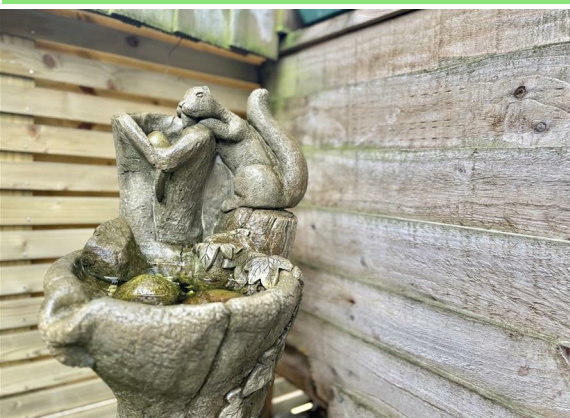




St. Austell Road
St. Blazey Gate
Par
PL24 2EE

Guide Price £190,000

- TWO DOUBLE BEDROOMS
 - OPEN PLAN LIVING
- LANDSCAPED REAR GARDEN
 - FULL OF CHARACTER
- POPULAR VILLAGE LOCATION
 - PERFECT FIRST HOME
 - CONNECTED TO ALL MAINS SERVICES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - sq ft



2



1



2



null

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this charming two-bedroom, terraced home to the market. Being nestled within a popular residential location, this house provides a peaceful retreat while still being within walking distance to local amenities and transport links. In brief, the ground floor comprises of a light and airy entrance porch with doors leading into an expansive lounge/diner, which boasts an exquisite fireplace at its heart. From here, you will find a welcoming, yet efficient kitchen which houses a number of integrated appliances. On the first floor, there are two double bedrooms and a well-appointed bathroom. Externally, this property benefits from having a delightful enclosed rear garden, ideal for enjoying some outdoor tranquillity or hosting summer gatherings. The property is connected to mains electricity, gas, water, and drainage. It falls under Council Tax Band A. Viewings are highly recommended to appreciate all this property has 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.

PORCH

8'5" x 6'3" (2.57m x 1.92m)

Double glazed windows. Plug socket. Slate flooring. French doors leading into:

LOUNGE/DINER

20'9" x 12'4" (6.33m x 3.76m)

Lounge - Skimmed ceiling. Coving. Double glazed window to the front

aspect. Consumer unit. Timeless feature stone fireplace with log burner fitted, wooden mantel and slate hearth. Television point. Multiple plug sockets. Skirting. Tiled flooring.

Dining area - Skimmed ceiling. Coving. Smoke alarm. Multiple built-in storage cupboards. Radiator. Plug socket. Skirting. Tiled flooring.

KITCHEN

9'11" x 9'5" (3.04m x 2.88m)

Double glazed window to the rear aspect. Wall mounted gas combination boiler. A range of wall and base fitted storage cupboard and drawers. Integrated eye level oven and grill. Electric four-ring hob with extractor hood over. One and a half stainless steel wash basin with drainage board. Space for fridge freezer, washing machine and dishwasher. Splashback tiling. Radiator. Skirting. Vinyl flooring. Door leading into the rear garden.

FIRST FLOOR LANDING

Double glazed windows. Plug socket. Slate flooring. French doors leading into:

BEDROOM ONE

9'5" x 7'11" (2.88m x 2.42m)

Skimmed ceiling. Coving. Recessed spotlights. Double glazed window to the rear aspect. Built-in wardrobe space with rustic sliding doors. Multiple plug sockets. Television point. Telephone point. Skirting. Exposed wooden flooring.

BATHROOM

10'11" x 4'7" (3.33m x 1.42m)

Skimmed ceiling. Extractor fan. Recessed spotlights. Frosted double glazed window to the side aspect and internal single glazed stained windows. Built-in a storage cupboard. Mains fed waterfall shower over the bath with beautiful mosaic pattern above. Contrasting splash back slate tiling throughout. Wash basin with mixer taps and storage cupboards underneath. Heated towel rail. W.C. Skirting. Slate flooring.

BEDROOM TWO

9'4" x 8'8" (2.86m x 2.65m)

Recessed spotlights. Double glazed window to the front aspect. Built-in storage cupboard. Stunning original fireplace, with slate hearth. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.



OUTSIDE

This property benefits from having a delightful enclosed rear garden, ideal for enjoying some outdoor tranquillity or hosting summer gatherings. Along the periphery there is an abundance of strategically placed potted foliage and shrubbery.

Please note there is a right of way to the rear of the property.

PARKING

There is no allocated parking with this property. On-street parking can be found close by.

SERVICES

This property is connect to mains water, electricity, gas and drainage. It also falls within Council Tax Band A

AGENTS NOTE

An EPC has been ordered and will be uploaded once complete.

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: Older part of house is a cob type material, extension on the back is timber frame

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street

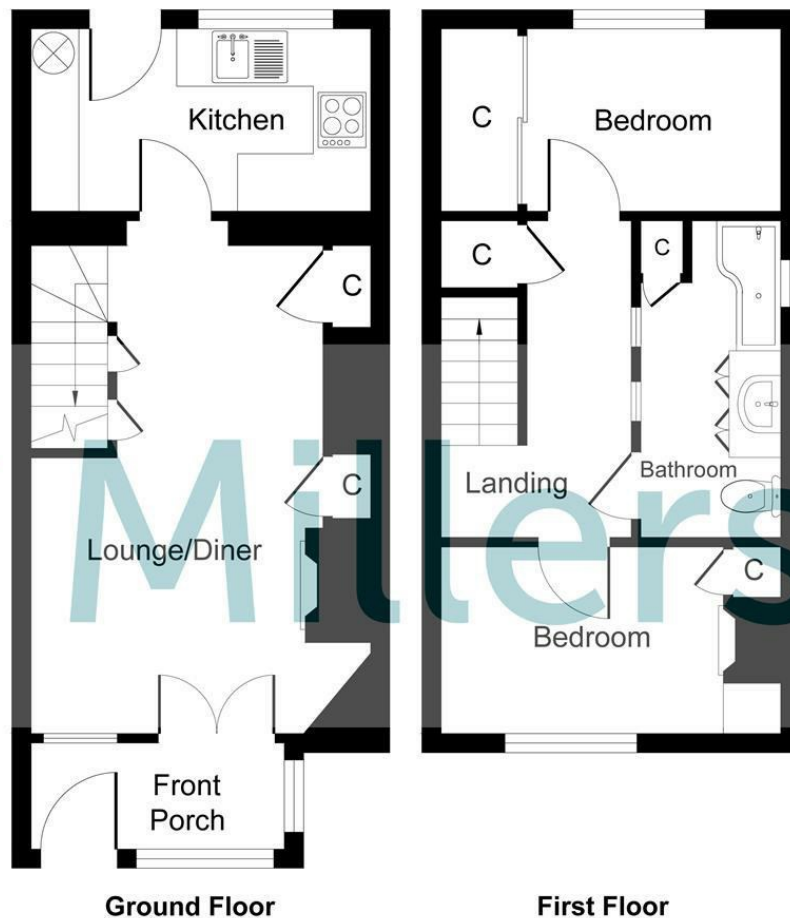
Building safety issues: No



St. Austell Road, St. Blazey Gate, Par, PL24 2EE

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: Survey Instructed
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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		
(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. 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.

Contact Us

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