



MAY WHETTER & GROSE

**1 OLD ROSELYON CRESCENT, PAR, PL24 2LW
GUIDE PRICE £229,950**



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

LOCATED IN A POPULAR RESIDENTIAL DEVELOPMENT WITHIN A SHORT DISTANCE FROM PAR BEACH, LOCAL AMENITIES AND MAINLINE RAILWAY AND SCHOOLING IS THIS IMPECCABLY PRESENTED FAMILY RESIDENCE. SITUATED ON A CORNER PLOT WITH DRIVEWAY PARKING FOR APPROXIMATELY THREE VEHICLES PLUS GARAGE WITH WELL MAINTAINED GARDENS. INTERNALLY OFFERS LOUNGE, MODERN KITCHEN/DINER, THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POSITION AND THE WONDERFUL PRESENTATION OF THIS HOME. EPC - E



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Location

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

Directions

From St Austell, head out onto the A390 heading to St Blazey Gate, past the petrol station on your right hand side, heading down the hill past Doubletrees School on your right and taking the next right down onto Middleway. Follow the road down approximately 400 yards taking the next right onto Old Roselyon Road, head up approximately 200 yards taking the left turn onto Old Roselyon Crescent and the property is located immediately on the corner, a board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

To the front a central pathway bordered by well kept level lawn gardens leads to the front entrance, with obscure double glazed panel door leading into entrance hall.

Entrance hallway with carpeted flooring which continues up the staircase and through into the main lounge area. There is also a telephone point.

Lounge

12'7" x 14'6" maximum (3.85 x 4.42 maximum)



Six panel wood door leads into lounge. Double glazed window to the front with pull back vertical blinds and finished with a light warm painted wall surround with feature paper pattern wall. Central focal point of an electric freestanding fire. Further heating provided by wall mounted electric heater. Low level understairs storage cupboard and door through into kitchen/diner located to the rear.



Kitchen/Diner

10'6" x 15'8" maximum (3.21 x 4.79 maximum)



Beautifully appointed and updated with a range of wall and base units complimented with roll top laminated strip wood beech effect worksurface incorporating

stainless steel sink and drainer with mixer tap. Four ring electric hob with extractor over and integrated oven below. There is also under unit space and plumbing for dishwasher and space for a fridge/freezer. Double glazed window with fitted blind enjoying an outlook over the rear garden with sliding doors and also pull back vertical blinds leading out to the rear. Electric wall mounted heater and finished with a strip wood effect floor covering.

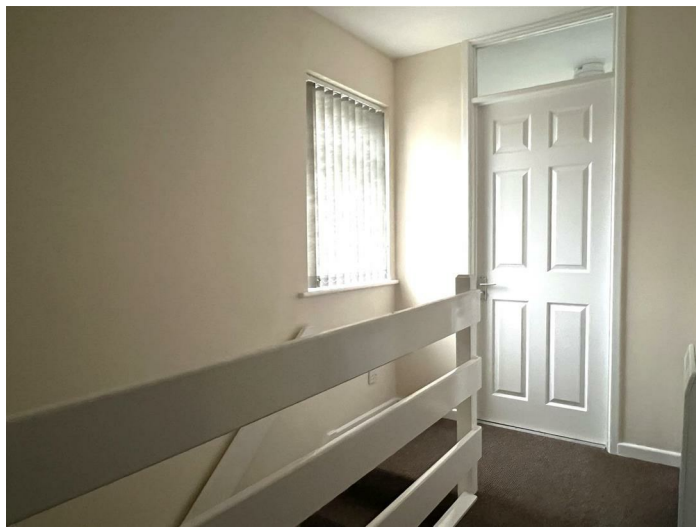


Bathroom

6'10" x 5'4" maximum (2.09 x 1.63 maximum)



Comprising white suite with low level WC, hand basin and panel bath with shower head attachment over. Finished with polished marble effect bath sheet panel surround together with white gloss tiles, speckled patterned flooring covering. High level vanity storage cabinet with pull cord electric heater to the side and high level obscure double glazed window with display sill.



Carpeted staircase with handrail to first floor landing with double glazed window also with pull back vertical blinds. Six panel white doors with glazed light panels above to all three bedrooms and bathroom. Access through to the loft. Electric wall mounted heater and overstairs storage cupboard housing the water tank and slatted shelving.

Bedroom

9'5" x 13'8" maximum (2.89 x 4.18 maximum)



Double glazed window to the rear enjoying some countryside and woodland views from the window with pull back vertical blinds and electric heater beneath.

Bedroom

8'4" x 11'6" (2.56 x 3.51)



Double glazed window with pull back vertical blinds and electric heater to the side.

Bedroom

7'10" x 6'11" maximum (2.41 x 2.11 maximum)



Currently utilised as an office workstation. Double glazed window to the front with pull back vertical blinds and electric heater to the side.

Outside



Located on a corner plot the property has a level lawn garden area with some well kept shrubbery. The garage and driveway parking is to the side which can also be accessed from the rear of the property. The garage has a window and door and offers both light and plumbing for white good appliances.


The rear garden offers a low maintenance garden area enclosed by attractive fence panels.

Council Tax Band - B


Agents Notes

There will be no onward chain.

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	

Environmental Impact (CO₂) Rating

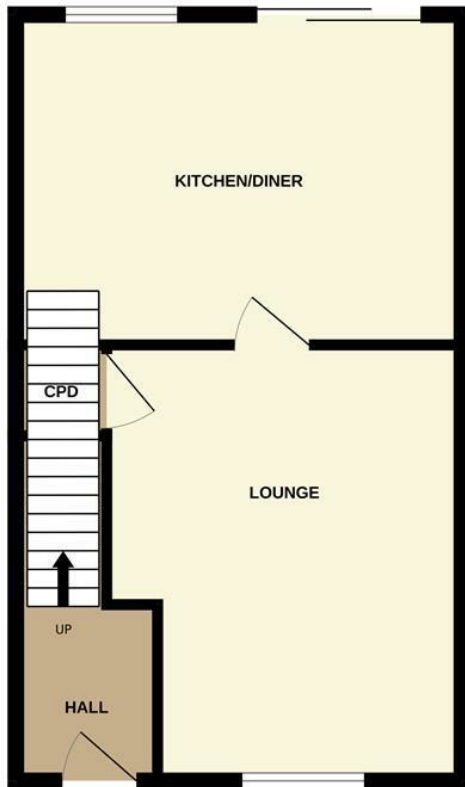
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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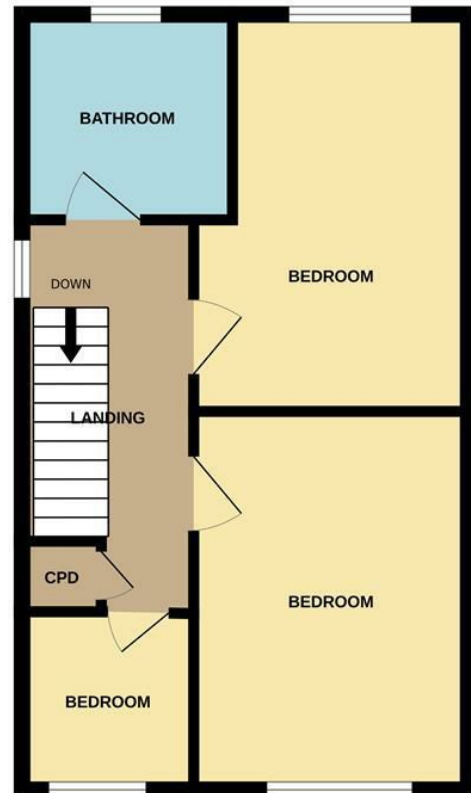
42



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



58 OLD ROSELYON ROAD

TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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