



MAY WHETTER & GROSE

17 OLD ROSELYON CRESCENT, PAR, PL24 2LW
GUIDE PRICE £220,000



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

AN IMPECCABLY PRESENTED SEMI DETACHED HOUSE WITH TWO BEDROOMS AND OFF ROAD PARKING TO THE FRONT FOR THREE VEHICLES. THE PROPERTY OCCUPIES AN EXTREMELY QUIET SETTING WITH UPVC DOUBLE GLAZING AND ELECTRIC HEATING THROUGHOUT. FURTHER BENEFITS INCLUDE AN ENCLOSED REAR GARDEN. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES, BEACHES AND SCHOOLS. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS IMMACULATELY PRESENTED HOME, NOT TO BE MISSED. ***SEE AGENTS NOTES REGARDING ADDITIONAL SPACE***

EPC - F



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

Location:

Par is an extremely popular area with an excellent range of local amenities including library, chemist, super market, 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:

Head out from St Austell Town on the A390 to St Blazey Gate. Proceed, passing the Four Lords public house and petrol station on the right hand side of the road. At the left hand bend in the road turn right onto Middleway. Proceed down the hill and turn right onto Old Roselyon Road. Take the second left turn onto Old Roselyon Crescent. Number 17 is located on the left hand side of the road.

The Accommodation:

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

Upvc double glazed door with upper obscure glazing allows external access in to:

Entrance Hall:

4'0" x 4'0" (1.22m x 1.22m)



Carpeted flooring and stairs to first floor. Textured walls and ceiling. Hardwood door providing access through to lounge.

Lounge:

17'8" x 11'10" (5.40m x 3.63m)



Upvc double glazed window to front elevation. Carpeted flooring. Door through to kitchen. Television aerial point. BT OpenReach telephone point. Wall mounted updated electric heater with inbuilt thermostat. Textured ceiling. Door to under stairs storage void housing the mains fuse box complete with smart meter.





Kitchen/Diner:

11'10" x 7'5" (3.63m x 2.28m)

Additional Space:

10'9" x 8'5" (3.30m x 2.58m)



An updated kitchen with Upvc double glazed door to rear elevation allowing access to the enclosed rear garden. Further Upvc double glazed window to rear elevation. Updated wall and base kitchen units, roll top work surfaces, stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space for electric cooker with fitted extractor hood above. Space for additional kitchen appliances. Tiled flooring. Tiled walls to water sensitive areas.

Upvc sliding patio doors to rear elevation allowing access to the rear patio and in turn enclosed rear garden. Carpeted flooring. Wall mounted electric heater with inbuilt thermostat. Agents Note - This room forms part of the attached garage. It was converted by the previous owner and does not have Building Regulations. The current owner has an indemnity policy and will provide a new policy for the buyer.



Landing:

10'4" x 5'7" (3.15m x 1.72m)



Upvc double glazed window to side elevation affording far reaching views in the distance to the left hand side. Door though to family bathroom, bedrooms and door to airing cupboard housing the hot water tank with in-built storage options. Textured ceiling. Loft access hatch. Agents Note - We understand the loft is part boarded and insulated.

Bathroom:

8'1" x 4'10" (2.48m x 1.48m)



Upvc double glazed window to rear elevation with obscure glazing. Updated white bathroom suite comprising low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap and enclosed bath with wall mounted electric shower over and folding glass shower screen. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Fitted extractor fan. Textured ceiling. A well presented modern bathroom.

Bedroom Two:

13'9" x 6'7" at max (4.20m x 2.03m at max)



Upvc double glazed window to rear elevation affording spectacular far reaching views over open countryside to the rear of the property. Carpeted flooring. Updated wall mounted electric heater with inbuilt thermostat. Textured ceiling.



Bedroom One:

11'4" x 11'10" (3.46m x 3.63m)



Two Upvc double glazed windows to front elevation. Carpeted flooring. Updated wall mounted electric heater with inbuilt thermostat. Textured ceiling. Wood topped display shelf.

External:

Conveniently situated on a quiet road located on the left hand side of the road. To the front, the property benefits from a sloped drive allowing off road parking for two vehicles and providing access to the front of the former garage.

Garage:

8'11" x 4'2" (2.73m x 1.28m)

The front of the garage has been converted to storage. Metal up and over garage door and having the addition of power.

To the top section of the front garden is an additional hard standing area allowing off road parking for a third vehicle. The front garden is laid to plum chippings with a couple of established plants. Steps then lead down to a hardstanding area providing access to the front door.

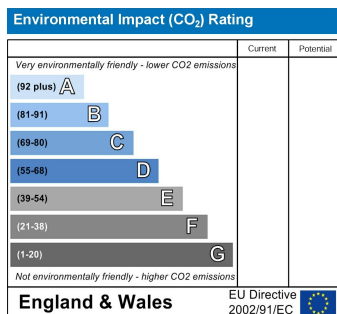
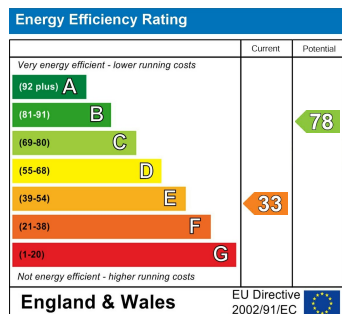
Rear Garden:



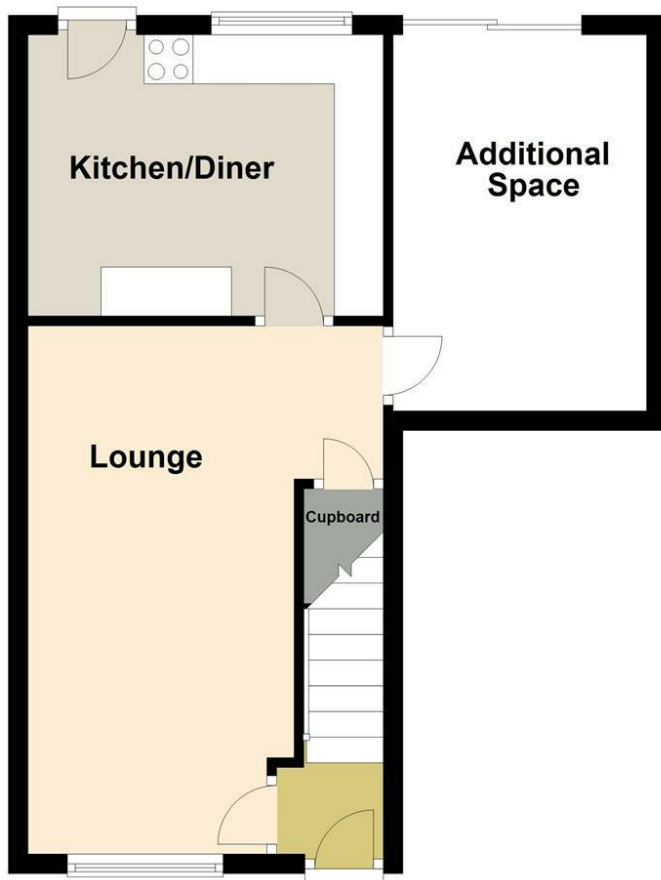
A delightful enclosed space accessed directly off the kitchen. The boundaries are clearly defined with painted block wall to the left and wooden fencing to the right and rear. The beautifully presented rear garden is laid to a elevated patio directly off the rear of

the property. Steps lead down via a right and left hand elevated slated chipped area to an area of chippings, providing access to a wooden shed to the left hand corner. To the far right hand side is an open expanse of lawn complete with base for a rotary washing line. Outdoor tap. The garden enjoys views of the countryside to the rear of the property.

Council Tax: Band B



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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