



MAY WHETTER & GROSE

**9 SEA VIEW TERRACE, ST BLAZEY, PL24 2NN**  
**GUIDE PRICE £450,000**



OFFERED WITH NO ONWARD CHAIN, LOCATED IN A QUIET TUCKED AWAY ELEVATED LOCATION, SET WITHIN BEAUTIFUL LANDSCAPE GARDENS IS THIS DETACHED FAMILY HOME ENJOYING AMPLE PARKING, DOUBLE GARAGE/WORKSHOP AND THE OPTION OF ANNEXE POTENTIAL, PLUS SOME FAR REACHING COUNTRYSIDE AND COASTLINE VIEWS. THE ACCOMMODATION COMPRISES ENTRANCE PORCH, GOOD SIZE LOUNGE, KITCHEN/DINER, FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM. TO THE SIDE OF THE PROPERTY IS A GOOD SIZE RECEPTION ROOM WITH SHOWER ROOM AND HAS THE POTENTIAL CREATE SEPARATE ACCOMMODATION WITH ITS OWN FRONT & REAR ENTRANCE. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND PLOT SIZE. EPC - D



Situated on the outskirts of Par which is an extremely popular village with an excellent range of local amenities including doctors, supermarket, hairdressers, library, chemist, post office, general stores, public houses and mainline railway station. There are two 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 recently regenerated St Austell town centre is approximately 4 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.



#### **Directions:-**

From St Austell head out on the A390 past Holmbush Tesco on the left. Follow the road along past Holmbush Inn on the left and through the traffic lights at the bottom of the North Eastern Distributor Road. Head straight on at the roundabout, past the Britannia public house on the right. Head up the hill, past Mid Cornwall Gallery and St Marys Church on your right into St Blazey Gate. Continue past Leek Seed Methodist Church on your left hand side and the Beautician, Garage and Four Lords pub on the right. Follow the road along until you get to the traffic light junction after the average speed cameras. Follow the road as it bears to the left and take the left hand turning after the The Pack Horse pub and take the second turning right, continue to the top where 9 Sea View will be found in front of you. A board will be erected for ease.

#### **The Accommodation Comprises:**



All measurements are approximate.

White UPVC double glazed front entrance door with frosted side panel leads into the:-

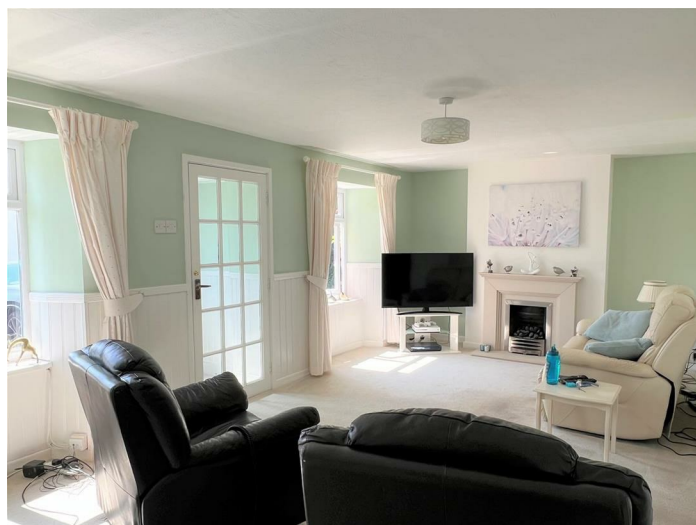
#### **Entrance Porch**

4'7" x 3'10" (1.41 x 1.17)

Carpeted flooring, part white wood panelled walls, mint colour painted walls. Inner door leading through to the:-

#### **Lounge**

11'0" x 22'0" (at maximum) (3.36 x 6.73 (at maximum))



A large relaxing lounge area, with the feeling of spaced and light is enhanced by the owners choice of lights colours and two upvc double glazed window to the front elevation. white radiator to one end and a focal point of gas fire with wood mantel surround. Door leading through to the:-



### **Kitchen/Dining Room**

13'1" x 22'6" (at maximum) (3.99 x 6.88 (at maximum))



A lovely feature of an original stone wall. Carpeted stairs leading up to the first floor. UPVC double glazed window overlooking the rear garden and double glazed sliding patio doors leading out onto the patio area. The kitchen comprises of wall, base and drawer units with rolled edge worktop surface over. Inset stainless steel sink and drainer unit. Space and plumbing for washing machine and dish washer. Integrated oven and hob. Space for American fridge freezer. Wall mounted radiator. Door leading through into the potential separate accommodation:-



### Reception Room

22'10" x 10'10" (at maximum) (6.97 x 3.31 (at maximum))



A fantastic addition to this already generous home and offers the annexe potential, is this reception room which has a UPVC double glazed window and frosted double glazed door to the front elevation. Wall mounted radiator. TV point. To the rear floor another double glazed door leading out to the garden. To the rear floor mounted central heating boiler. Door leading through into the:-



### Shower Room

7'4" x 3'10" (2.25 x 1.18)

Part aqua painted walls with black decorative tiled splash backs. Ceiling mounted light. Double glazed window to the rear elevation. Wall mounted white radiator. Suite of low level WC, pedestal wash hand basin and shower cubicle. Access to roof. Extractor fan.

Carpeted staircase leads up to the:-

## FIRST FLOOR

### Landing

Carpeted flooring. Ceiling mounted light. Access to loft. Built in storage cupboard housing the hot water tank and shelving. Doors leading to all rooms.

### Bedroom

11'9" x 12'1" (3.60 x 3.70)



Carpeted flooring. UPVC double glazed window to the front elevation with distant sea views. Ceiling mounted light. Wall mounted white radiator.

### Bedroom

11'1" x 9'4" (at maximum) (3.38 x 2.87 (at maximum))



Enjoying distant coastline and sea views from a UPVC double glazed window. Wall mounted radiator.

### Bedroom

10'7" x 9'4" (at maximum) (3.25 x 2.87 (at maximum))



Carpeted flooring. UPVC double glazed window to the rear elevation enjoying an outlook over the rear garden.

### Bedroom

10'7" x 9'2" (with recess) (3.23m x 2.79m (with recess))



Carpeted flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation enjoying an outlook over the rear garden.



### Bathroom

6'7" x 5'6" (2.01 x 1.68)



The bathroom has a white suite comprising of a low level WC, pedestal wash hand basin and panelled bath. Finished with a two tiled walled surround and with a frosted double glazed window once opened enjoys far reaching views.



**EXTERIOR:-**

To the front of the property is gated access to a good size parking area with parking for approximately 4/5 vehicles. A pathway leads to the front door and also around the side of the property. To the side of the property is a:-

**Double Garage**

17'2" x 22'4" (at maximum) (5.25 x 6.82 (at maximum))



Two up and over doors to the front elevation. Light and electric supply. Door to the side elevation. Obscure window to the rear elevation and personal door from the rear patio.

To the rear of the property is a large, landscaped garden enjoying privacy, good expanse of lawn and tree & shrub borders. At the top of the garden there is a summer house with a decked seating area to the front.

There is also vegetable plots and a further patio seating area enjoying distant countryside views and privacy.





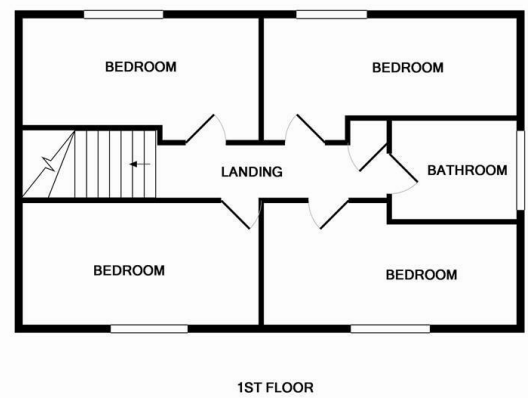
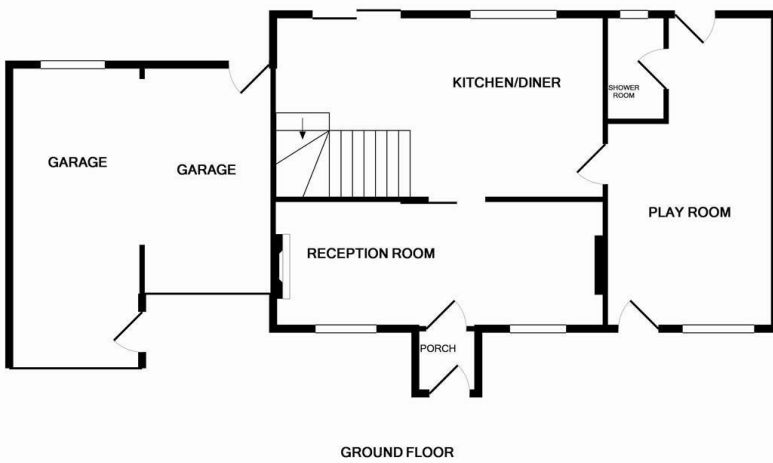
**Agents Note:-**

Please note that the neighbouring properties have right of access to a small area at the front of 9 Sea View, in the far corner of the garden area.

**Tax Band: C**

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



9 SEA VIEW TERRACE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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