

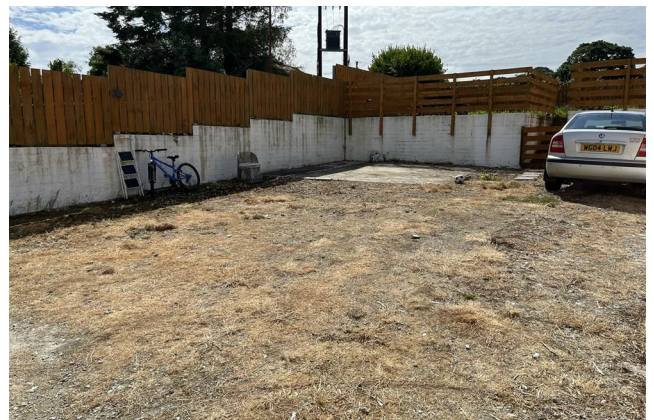


MAY WHETTER & GROSE

**9 ROSE HILL, PAR, PL24 2LQ
GUIDE PRICE £250,000**



A WELL POSITIONED CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS, OCCUPYING A SPACIOUS PLOT. FURTHER BENEFITS INCLUDE AMPLE OFF ROAD PARKING, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING COURTESY OF AN UPDATED CENTRAL HEATING BOILER INSTALLED IN OCTOBER 2023. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT AND BACKS ONTO OPEN FIELDS. EPC - C



Location

St Blazey is, a short distance from Par which 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. 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, continue past the petrol station on your right and head down and around the left hand bends, follow the road down hill passing Middleway on the right hand side of the road. The property is located on the left hand side of the road. A For Sale board is erected for ease of identification purposes.

Accommodation

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

Aluminium frame double glazed front door with upper and lower obscure glazed inserts allows external access into entrance hall.

Entrance Hall

16'2" x 3'10" - maximum including stairs (4.95 x 1.17 - maximum including stairs)
Door through to lounge. High level mains enclosed fuse box. Carpeted flooring.

Lounge

16'5" x 13'4" (5.01 x 4.07)



Upvc double glazed bay window to front elevation with central sealed glazed unit and tilt and turn windows to the right and left hand sides. Door through to kitchen. Carpeted flooring. Focal mains gas fire set within decorative polished black marble effect surround with wooden hearth and mantle, to the right hand side of the chimney breast is a storage recess offering shelved storage options. Twin doors allow access to additional storage below. Door through to under stairs storage void which houses the updated central heating boiler. Agents Note: This is a combination gas fired central heating boiler installed in 2023. Additional low level door opens to provide access to further in-built under stairs storage recess. Radiator.



Kitchen

16'7" x 10'5" - maximum (5.08 x 3.20 - maximum)



Upvc double glazed window to side elevation. Two Upvc double glazed windows to rear elevation. Matching wall and base kitchen units, roll top work surfaces with matching splashback to the rear of the oven, circular sink with matching draining board and central mixer tap. Fitted electric oven with electric grill above. Space for fridge/freezer. Four ring electric hob with fitted extractor hood over. Space for washing machine and space for slimline dishwasher. Radiator. Door opens to provide access to former larder currently utilised as a utility area. Tiled flooring which continues throughout. Door through to W.C.

Utility Area

3'11" x 3'10" (1.20 x 1.19)

Upvc double glazed window to side elevation, shelving to the left and right hand sides. Original storage shelf to the rear, this area is currently used to house the current owners tumble dryer. Tiled flooring which continues throughout.

W.C.

4'2" x 3'1" (1.28 x 0.95)



Low level flush WC with dual flush and soft close

technology. Upvc double glazed window to rear elevation with obscure glazing and continuation of tiled flooring. Tiled walls. Radiator.

Landing

10'10" x 6'1" (3.31 x 1.87)

Upvc double glazed window to side elevation, at the top of the stairs with views. Carpeted flooring. Doors off to bedrooms one, two, three and family bathroom.

Bedroom Three

9'11" x 6'10" - maximum (3.03 x 2.10 - maximum)



Upvc double glazed window to rear elevation enjoying a lovely outlook over fields to the rear of the property. Carpeted flooring. Radiator.

Bedroom Two

10'6" x 9'6" - maximum (3.22 x 2.90 - maximum)



Upvc double glazed window to rear elevation again with lovely views over fields to the rear of the property. Carpeted flooring. Radiator. Open storage recess.

Bedroom One

13'11" x 10'1" - maximum (4.25 x 3.09 - maximum)



Two Upvc double glazed tilt and turn windows to front elevation with far reaching views in the distance. Carpeted flooring. Radiator. Open storage recess.

Family Bathroom

6'0" x 6'10" (1.83 x 2.09)



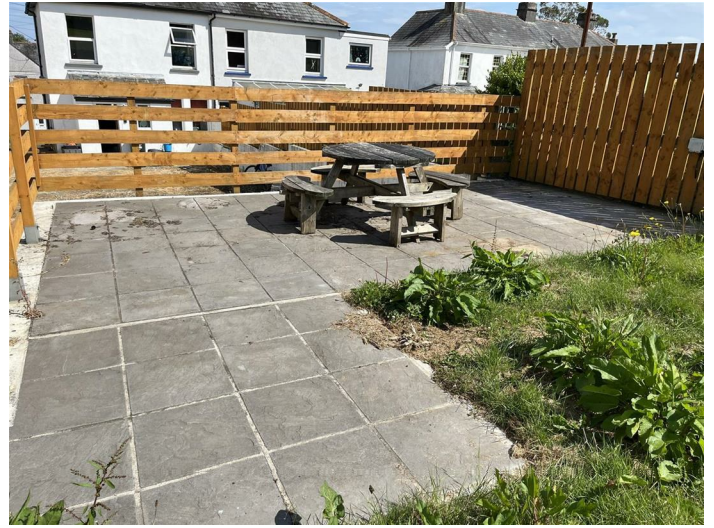
Upvc double glazed tilt and turn window to front elevation. Updated white three piece bathroom suite comprising low level flush WC with dual flush and soft close technology, panel enclosed bath with central waterfall mixer tap and wall mounted electric shower over. Pedestal hand wash basin with central waterfall mixer tap. Tiled walls. Tile effect flooring. Heated towel rail. Loft access hatch. Fitted extractor fan.

Outside



To the front the garden is laid to lawn with established Cornish Palm, boundaries are clearly defined with exposed block wall to the right, left and front elevations. To the right hand side a hard standing driveway leads up to a five bar gate which in turn leads to additional parking to the side and rear of the property.

A hard standing walk way provides secure access to the front door.



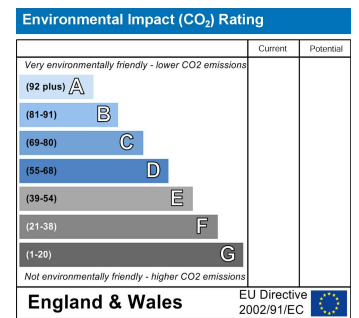
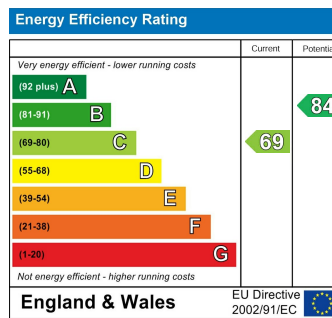
Beyond the five bar gate to the right hand side of the property there is a further expanse of hard standing which comfortably houses a number of vehicles.

To the rear of the property is an outdoor tap.

This enclosed rear garden is spacious and has a further elevated patio located to the rear with steps leading up to provide access and a further elevated area of lawn. This area is enclosed with wood fencing to right, left and rear elevations, providing a good degree of privacy. This area also backs onto open fields.

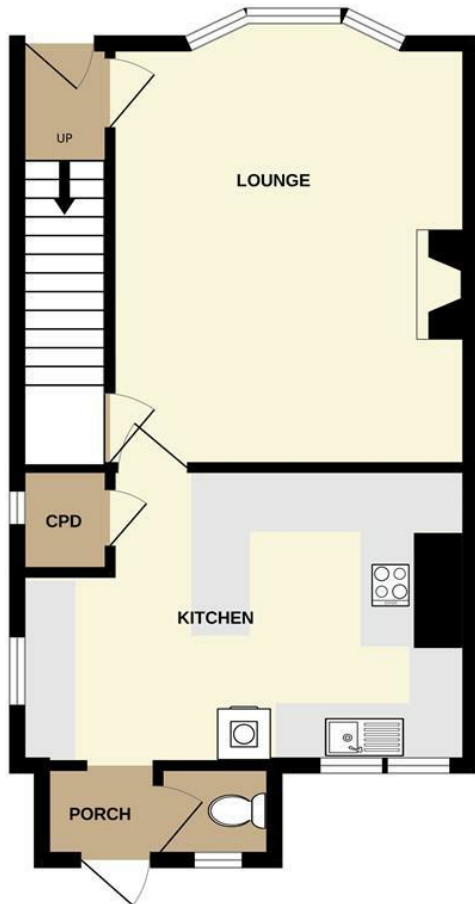


Council Tax Band - B

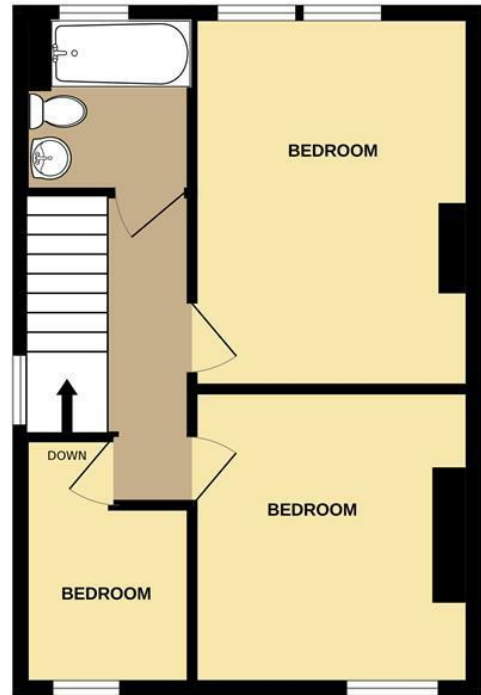




GROUND FLOOR



1ST FLOOR



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