



**MAY WHETTER & GROSE**

**123 OLD ROSELYON ROAD, PAR, PL24 2LR  
OFFERS IN EXCESS OF £150,000**



TUCKED INTO THE CORNER AND WITH NO ONWARD CHAIN WITHIN A SHORT DISTANCE FROM PAR BEACH, LOCAL AMENITIES, PAR RAILWAY STATION AND ON A BUS ROUTE IS THIS DELIGHTFUL SEMI DETACHED HOME WITH ALLOCATED PARKING AND GARAGE, OFFERING SCOPE AND POTENTIAL. A VIEWING IS HIGHLY RECOMMENDED. EPC - D \*SEE AGENTS NOTES\*



## 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 to St Blazey, past Leek Seed Methodist Chapel on your left hand side and the Petrol Station and Four Lords Pub on your right. Take the next right down onto Trenovissick Road. Follow the road towards the bottom and take the left hand turn onto Old Roselyon Road. Head up past Polgover Way on your left, carry on for approximately 500 yards and taking the right hand turn into the communal parking area. There is allocated parking on the right hand side. The property is then set back in the corner.

## Accommodation

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

The communal pathway leads to a well stocked mature front garden area with steps to the front porch and side gated access to the rear. Obscure double glazed door opens through into entrance porch.

## Entrance Porch



Tile effect floor covering. Telephone point. Wood glazed panel door opens into main living area.

## Main Living Area

11'10" x 16'8" - max (3.62 x 5.10 - max)



Finished with carpeted flooring. Wall mounted radiator. Brick fireplace with surround, hearth and mantel over. Turning stair case with window to the side and handrail leads up to the first floor and door through into the rear kitchen/diner.

## Kitchen/Diner

9'0" x 11'10" (2.76 x 3.61)



Double glazed window and part double glazed door opening to the rear garden. The kitchen comprises a range of light beech wood fronted wall and base units with roll top laminated work surface and tiled splashback. Stainless steel sink and drainer with mixer tap. Under unit and free standing space for white good appliances. All finished with a strip wood effect floor covering. Wall mounted boiler.





Carpeted stair case to first floor landing with doors to both bedrooms, family bathroom and access through to the loft.

### Principal Bedroom

9'2" x 11'10" (2.80 x 3.63)



Located to the rear with two double glazed windows with deep display sills. Carpeted flooring. Wall mounted radiator.

### Family Bathroom

7'8" x 4'10" - max (2.36 x 1.49 - max)



Door into over stairs storage housing the water cylinder. Obscure double glazed window. Low level WC, hand basin and panelled bath with shower screen and shower head attachment. Finished with part tiled wall surround with decorative border and chrome towel rail.

### Bedroom

7'8" x 11'10" (2.35 x 3.62)



Enjoying an outlook over the cul-de-sac and neighbouring gardens from a large double glazed window with display sill and radiator opposite. Finished with carpeted flooring.

Outside



Tucked back into the corner a well stocked and mature front garden area, gated access to the side with wide pathway leads around to the rear, which can also be accessed from the kitchen. Patio area and large timber shed.



The property also has a garage, located within a block a short distance from the property with up and over door.

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Council Tax Band - B

Services

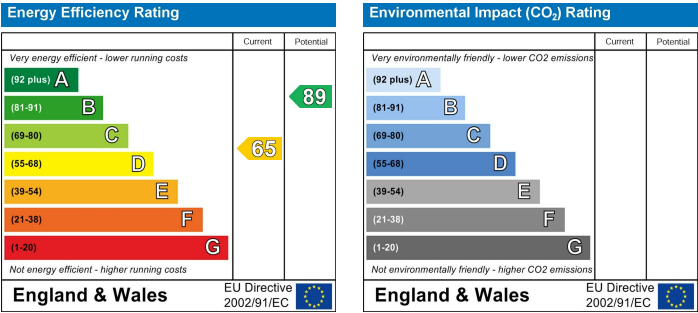
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

The gas point in the main living area located next to the fireplace has been capped.





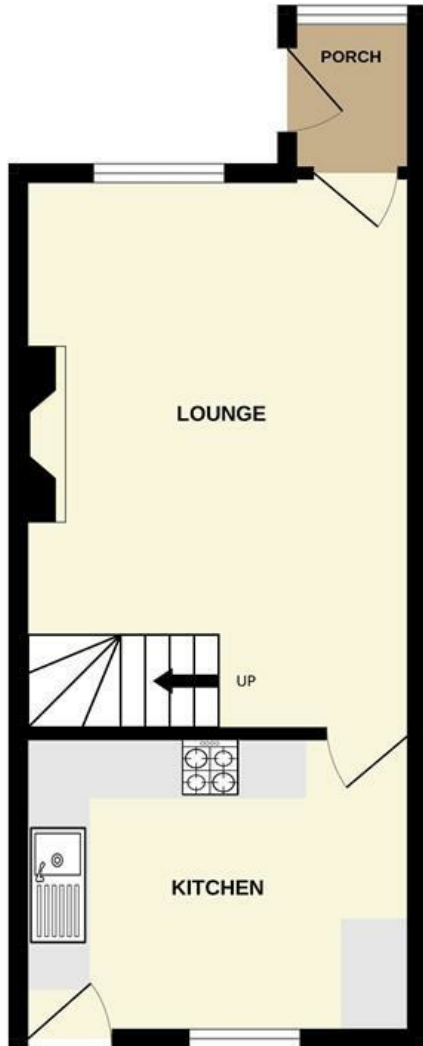




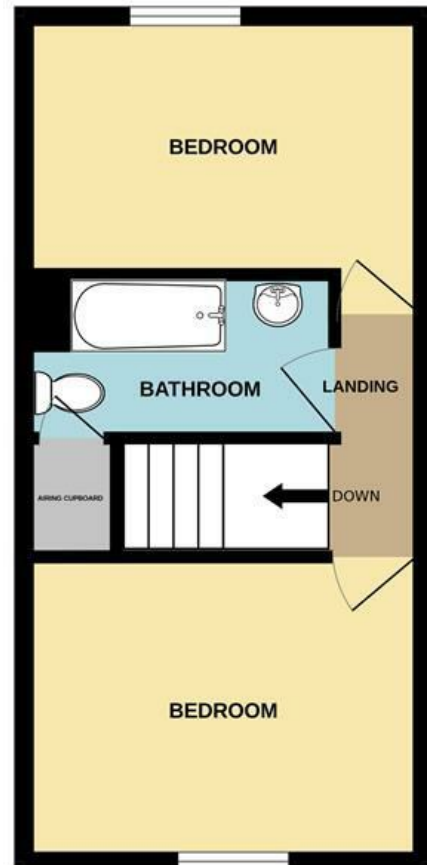




GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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