



MAY WHETTER & GROSE

15 OLD ROSELYON ROAD, PAR, PL24 2LN
GUIDE PRICE £175,000



OFFERED WITH NO ONWARD CHAIN AND LOCATED A SHORT DISTANCE FROM PAR BEACH AND THE COASTLINE WITH LOCAL AMENITIES CLOSE BY. A GOOD SIZE THREE BEDROOM HOME REQUIRING REFURBISHMENT THROUGHOUT, OFFERS GREAT SCOPE AND POTENTIAL. AMPLE DRIVEWAY PARKING, LOUNGE, KITCHEN/DINER AND ENCLOSED REAR GARDEN. GARAGE/WORKSHOP/STOREROOM, THREE BEDROOMS AND BATHROOM TO THE FIRST FLOOR TOGETHER WITH PART CONVERTED LOFT. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SCOPE AND POTENTIAL TOGETHER WITH THE CONVENIENT POSITION WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA. EPC - C
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

Head out to St Blazey, turn right onto Middleway follow the road down for approximately 250 yards, turning right onto Old Roselyon Road. Follow the road up and the property will be located on the left hand side just after the turning for Treryn Close. The property is located immediately on the corner.

Accommodation

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

From the driveway is a paved entrance with handrails to both sides. Obscure part double glazed doors into entrance hall.

Entrance Hall

Staircase and handrail to the first floor. Door through into lounge.

Lounge

14'6" x 12'7" - max (4.44 x 3.86 - max)



Low level understairs storage cupboard. Door through into kitchen/diner located to the rear. To the front a large double glazed window with radiator beneath.



Kitchen/Diner

10'5" x 15'7" (3.19 x 4.75)



Double glazed sliding doors out onto the enclosed rear garden with further double glazed window. Door and steps down with slightly reduced headroom into the garage/workshop/store.



Garage/Workshop/Store

10'11" x 16'2" - max (3.35 x 4.94 - max)



Double glazed doors open to the front and a louvre wood door into corner storage cupboard.

Family Bathroom

6'10" x 5'6" (2.10 x 1.69)



Currently offers a fully tiled wall surround with decorative border. Chrome heated towel rail. Low level WC, hand basin and panelled bath with shower over. High level obscure double glazed window.

Bedroom

9'6" x 14'0" - max slightly narrowing to 8'3" (2.90 x 4.28 - max slightly narrowing to 2.54)



Staircase to the first floor landing. Large double glazed window to the side enjoying some countryside views. Doors into all three bedrooms and family bathroom.



Double glazed window located to the rear with radiator beneath.

Bedroom

8'5" x 11'3" (2.59 x 3.43)



Located to the front. Double glazed window with radiator beneath.

Bedroom

7'11" x 6'11" (2.43 x 2.11)



Double glazed window to the front.



On the landing there is an open storage area housing

the boiler system and above an open loft entrance which has been part converted with roof opening window, recessed spotlighting and open low level storage to the sides. This space currently offers no staircase access.

Outside



To the front there is hardstanding tarmac driveway parking for numerous vehicles and to the rear enclosed low maintenance garden area mainly laid to lawn.





Council Tax Band - B

Broadband and Mobile Coverage

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

Services

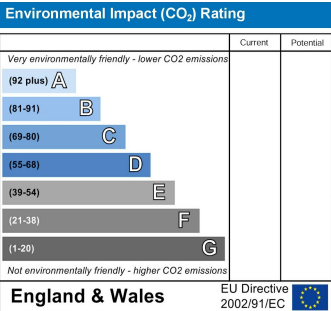
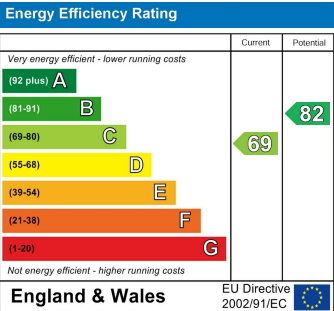
None of the services, systems or appliances at the property have been tested by the Agents.

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

With regards alterations to the property and garage the vendor advises they do not hold any paperwork in respect of the same. Please therefore take advise from your Solicitor.





GROUND FLOOR



1ST FLOOR



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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