

Burrows ESTATE AGENTS

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Old Roselyon Road, St. Blazey, Par, Cornwall, PL24 2LN



£210,000

- Available vacant possession, no ongoing chain
- 3 Bedroom semi detached house
- Situated within the popular residential development of Old Roselyon, Par
- Close to local amenities and schooling
- Entrance hall, lounge, kitchen/dining room, conservatory, bathroom, 3 bedrooms
- Double glazed, gas central heating with combination boiler
- Lawned garden to front, good sized patio and lawned garden to rear

Available with vacant possession, no ongoing chain is this well proportioned family home situated within a popular residential location with good sized garden.

In brief the accommodation comprises of entrance hall, lounge with wood burner, kitchen/dining room, conservatory enjoying rear garden outlook. To the first floor are 3 bedrooms and bathroom.

Outside there is a lawned garden to front with shrubs, pathway leads to front entrance and the pathway continues round to the side of the property which leads to the rear where there is a good sized rear garden with paved patio area. This leads on to an expanse of lawn with shrubs and hedging, along with a timber garden shed.

Old Roselyon Road is a popular residential area in Par which is close to local amenities including Co-op supermarket, doctors surgery and pharmacy, along with local schooling and being a short distance from Par one way system where there are a numerous range of amenities and Par beach.

Accommodation

Front Entrance	Part patterned glazed door to entrance hall.
Entrance Hall	Good immediate reception area with staircase to first floor, tiled flooring and radiator. Door to lounge.
Lounge	14' 5" x 12' 7" (4.39m x 3.83m) Into recess and including chimney breast housing wood burner. Light and attractive room via window to front. Telephone point. Radiator. Door to understairs storage cupboard and door to kitchen/dining room.
Kitchen/Dining Room	15' 7" x 10' 6" (4.75m x 3.20m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part tiled walling adjacent. Fitted oven and hob, wall mounted combination boiler, space and plumbing for washing machine. Tiled flooring and radiator. Sliding patio door to conservatory.
Conservatory	13' 3" x 11' 8" (4.04m x 3.55m) Wood flooring. Two radiators. Windows to side and rear and door to rear opening to garden.
First Floor	
Landing	Doors off to all three bedrooms and bathroom, access hatch to roof space, radiator and window to side. Door to cupboard over staircase.
Bedroom 1	13' 10" x 9' 5" (4.21m x 2.87m) Narrowing to 8'4" (2.54m). Spacious main bedroom with radiator and window to rear.
Bedroom 2	11' 3" x 8' 5" (3.43m x 2.56m) Including chimney breast and built-in cupboard. Radiator and window to front.
Bedroom 3	8' 0" x 8' 0" (2.44m x 2.44m) Radiator and window to front.
Bathroom	7' 0" x 5' 6" (2.13m x 1.68m) Suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Towel radiator. Part tiled and part wood clad walls. Patterned glazed window to rear.
Outside	To the front there is a lawned garden with shrub features and pathway leading to front entrance. The pathway continues round to the side of the property which leads round to the rear where there is an immediate paved patio area. This leads onto an expanse of lawn with mature shrubs and the pathway continues down to a timber garden shed. The whole is well enclosed with timber fencing and stone walling to boundaries. Outside tap.

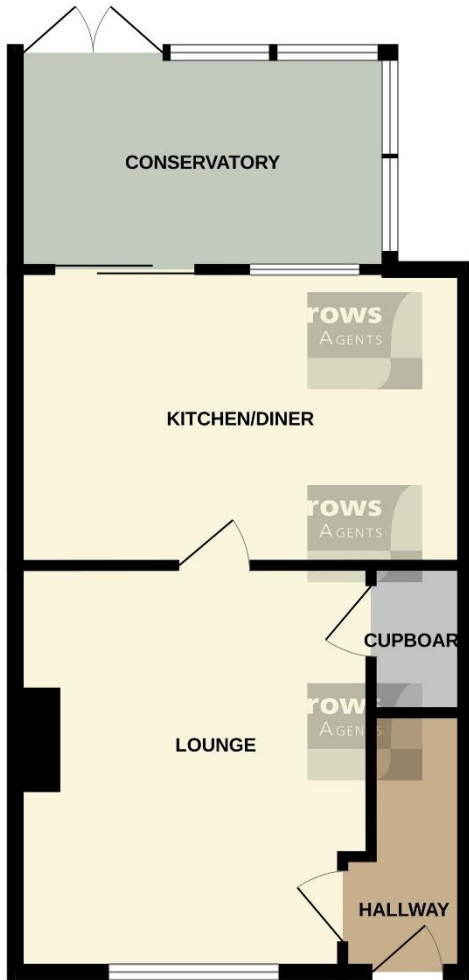
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at December 2023

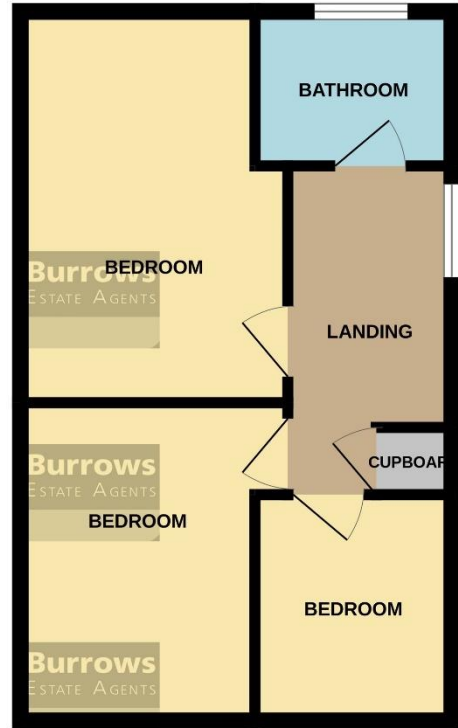
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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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