

Burrows ESTATE AGENTS

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



£220,000

- Three bedroom semi detached house
- Situated within popular residential development
- Light and well presented accommodation throughout
- Entrance hall, lounge, kitchen/dining room
- Three bedrooms, bathroom
- Double glazed, gas (LPG) central heating
- Large driveway / hardstanding parking for several vehicles
- Enclosed patio and lawn garden to rear
- Solar panels

This is a three bedroom semi detached house, situated within Old Roselyon Road, offering light and well presented accommodation, generous driveway parking to front and side, and enclosed lawn and patio garden to rear. In brief, the accommodation comprises of entrance hall, lounge and modern kitchen/dining room with patio doors leading to rear garden. To the first floor are three bedrooms and bathroom. The whole is double glazed and served by gas (LPG) central heating and the property also has solar panels.

Outside, there is driveway hardstanding parking to the front, along with addition gravelled parking area. To the side is a further parking area which could be utilised to build a garage or to extend the property, subject to any necessary planning consents. The rear garden provides a patio area, along with good expanse of lawn.

The property is situated within Old Roselyon Road which is a popular residential development close to local amenities including doctor's surgery, chemist and Co op supermarket. A further range of amenities can be found on the Par one way system which is a short distance away, along with the sandy beach at Par. This property is located in a small cul-de-sac which has a pedestrian pathway at the end leading to a park. Combining this property's presentation, parking facilities, accommodation and location, it is anticipated to appeal a good number of people, with early appointments to appraise internally being most strongly advised.

Accommodation

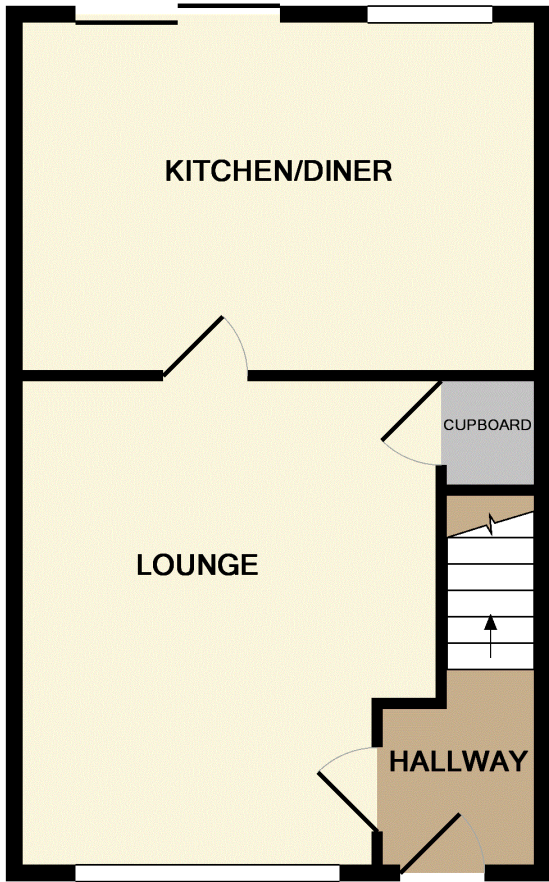
Front entrance	Part pattern glazed door to entrance hall.
Entrance hall	Good immediate reception area with vinyl flooring. Telephone point. Radiator. Staircase to first floor. Door to lounge which in turn leads through to kitchen/dining room.
Lounge	14' 5" x 10' 7" (4.39m x 3.22m) widening to 12' 6" (3.81m) Light and attractive room via large window to front. TV aerial point. Radiator. Door to understairs storage cupboard. Door to kitchen/dining room.
Kitchen/dining room	15' 6" x 10' 5" (4.72m x 3.17m) Fitted with a modern range of white fronted base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part tiled walling adjacent. Space and plumbing for washing machine, further appliance space. Radiator. Window to rear. Sliding patio door to rear.
First floor	
Landing	Doors off to all three bedrooms and bathroom. Access hatch to roof space and door to airing cupboard housing recently installed gas combination boiler.
Bedroom 1	14' 0" x 9' 5" (4.26m x 2.87m) narrowing to 8' 3" (2.51m) Radiator. TV aerial lead. Window to rear.
Bedroom 2	11' 2" x 8' 4" (3.40m x 2.54m) Radiator. Window to front.
Bedroom 3	7' 11" x 6' 11" (2.41m x 2.11m) Radiator. Window to front.
Bathroom	6' 10" x 5' 6" (2.08m x 1.68m) Fitted with a white suite comprising panelled bath, close coupled w.c., pedestal wash hand basin. Fully tiled walls. Towel radiator. Pattern glazed window to rear.
Outside	To the front there is a long driveway/hard standing parking for several vehicles. The original front garden has been gravelled over to provide additional parking with pathway to front entrance. To the side, timber double gates lead to a further parking area which could be utilised to build a garage or extending the property, subject to any necessary planning consents. The main garden extends to the rear where there is an immediate paved patio area with steps leading up to a further patio area. Steps and gate lead to an expanse of lawn. Outside tap.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

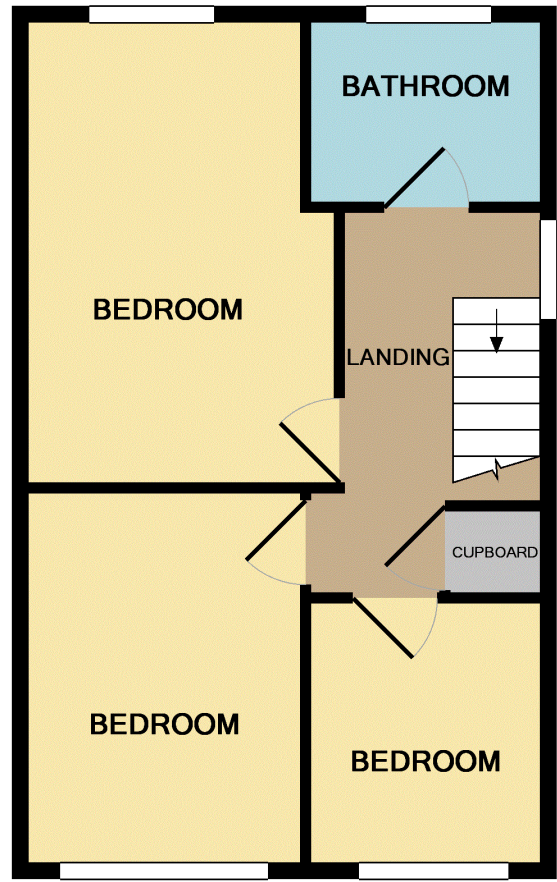
Council Tax Band B correct as at May 2024

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 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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