MAY WHETTER & GROSE

32 DEEBLE DRIVE, PAR, PL24 2JJ
GUIDE PRICE £250,000



OFFERED WITH NO ONWARD CHAIN. SITUATED A SHORT DISTANCE FROM PAR BEACH, LOCAL AMENITIES, SCHOOLING AND SET WITHIN A SMALL CUL-DE-SAC IS THIS DELIGHTFUL FAMILY RESIDENCE WHICH ENJOYS A ENCLOSED AND QUIET PRIVATE REAR GARDEN PLUS CONSERVATORY WITH ELECTRIC GARAGE DOOR AND DRIVEWAY PARKING TO THE FRONT. INTERNALLY OFFERS KITCHEN, THREE BEDROOMS, LOUNGE/DINER, CLOAKROOM WC AND WET ROOM. VIEWING IS HIGHLY RECOMMENDED. SEE AGENTS NOTES

*** EPC - C ***





Location:
Deeble Drive is a small cul de sac located within a popular residential area with the A390 within easy reach along with local amenities and health centre a short distance away. Par offers a main line railway Station and a public beach.

Directions:
From St Austell head out onto the A390 to St Blazey Gate past the petrol station and Four Lords pub on the right and past Trenovissick Road. Head down the hill taking the next right hand turn sign posted Middleway. Approximately 150 to 200 yards turn right upon Old Roselyon Road and head up, taking the right hand turn into Deeble Drive. The property will be located on your right as you enter the cul-de-sac.

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

To the front is a tarmac driveway for approximately two vehicles. A paved pathway with a latched gate gives access to the rear and continues across the front of the property where there is a covered canopied front entrance with courtesy lighting and outside tap to the side.

Entrance Hall:
Radiator discreetly hidden by an attractive radiator cover. Carpeted flooring and staircase turning to the first floor. Doors into all downstairs living accommodation.

Kitchen:
7'5" x 12'7" (2.28m x 3.86m)



Located at the front and enjoying an outlook over the garden from a double glazed window with roller blind. Stainless steel sink and drainer set into a patterned roll top laminate work surface with tiled splash back. The work surface also incorporates a four ring Nef hob with integrated oven below and hidden extractor. Range of bevelled edged light wood fronted wall and base units, one housing the Worcester boiler. Under unit and free standing space for further white good appliances.



Lounge Diner:
11'7" x 14'7" (max) (3.54m x 4.45m (max))



Situated to the rear. Central focal point of a gas fire set onto a polished stone raised hearth and back drop with wood mantle surround. Double glazed window and doors opening through into the conservatory. Six panel door into good size understairs cupboard. Door through to:







Conservatory:
12'0" x 8'0" (3.68m x 2.44m)



A wonderful addition offering an outlook over the garden from a bank of double glazed windows with some quarter window opening and glass roof. Pull back vertical blinds. Sliding door gives access onto paved patio. Two wall mounted power sockets.

Cloakroom WC:
Comprising low level WC and hand basin. Obscure double glazed window.

Landing:
Turning staircase to the first floor with high level obscured double glazed window. Doors through to all three bedrooms and wet room. Door into airing cupboard with slated shelving. Access to loft.

Bedroom:
7'3" x 6'7" (approx max) (2.21m x 2.01m (approx max))
Double glazed window to the rear. Radiator.

Bedroom:
7'8" x 10'4" (2.36m x 3.17m)



Double glazed window to the rear. Radiator.

Bedroom:
8'1" x 12'0" (2.47m x 3.66m)



Double glazed window. Benefits from floor to ceiling mirrored fronted built in wardrobes. Radiator.



Wet Room:
5'9"m x 6'1" (1.77mm x 1.86m)



Comprising of low level WC and hand basin. Walk in shower with glass screen, integrated rain effect shower head and separate attachment. Finished with marble effect bath sheet panel surround and half wall tiling. Obscure double glazed window with roller blind. Ceiling extractor fan. Shaver socket. Bevelled edged mirror. Radiator.

Outside:



The front garden offers an attractive and low maintenance stone pebble based. Tarmac driveway to the side leading to the garage. To the rear the conservatory opens out onto a paved patio with steps down and pathway leading to a decked area. All enclosed by strip wood fence panelling and some shrubbery and lawn.

Garage:
8'10" x 18'4" (2.71m x 5.59m)



There is a linked detached garage with the neighbouring property which can be accessed by an obscured double glazed door to the side or from the electric door to the front. Open eaves storage. Light and power.

Agents Notes
Probate now granted

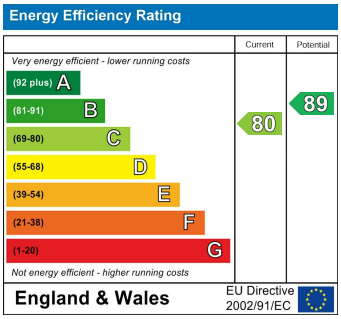
Council Tax - C

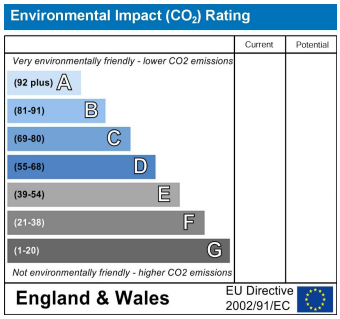
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

Floor Area:
The floor area measurement is taken from the EPC.

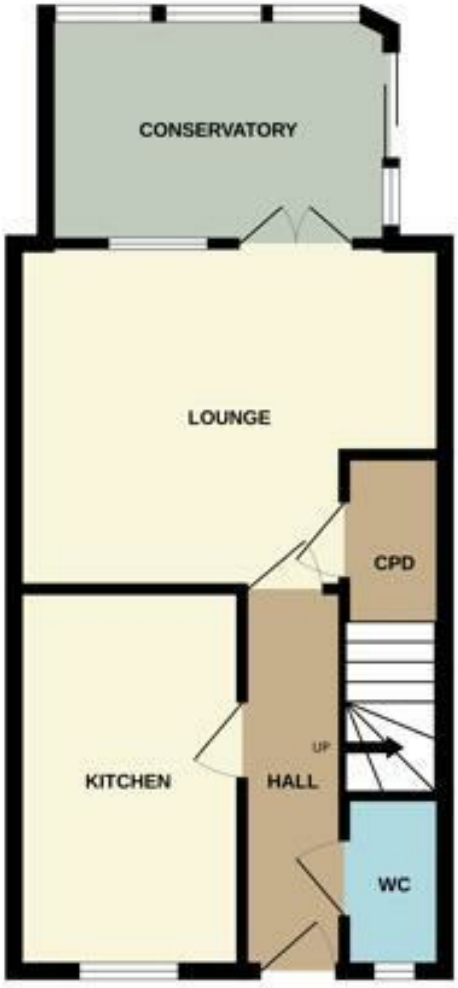
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
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

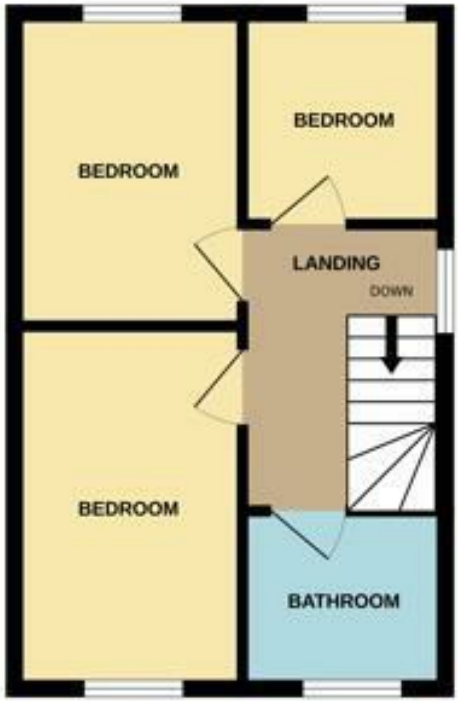




GROUND FLOOR



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.
Made with Metropix ©2026

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.