



MAY WHETTER & GROSE

45 OLD ROSELYON CRESCENT, PAR, PL24 2LW
GUIDE PRICE £200,000



OFFERED WITH NO ONWARD CHAIN. AN END OF TERRACE TWO/THREE BEDROOM DORMER BUNGALOW IN A TUCKED AWAY POSITION WITH LOVELY VIEWS OVER THE VALLEY TO WOODED COUNTRYSIDE. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZED WINDOWS, LPG CENTRAL HEATING, MODERNISED KITCHEN, BATHROOM AND SHOWER ROOM.

TO THE REAR IS A LONG ENCLOSED GARDEN SET OVER A COUPLE OF LEVELS AND AT THE FRONT OF WHICH IS A SINGLE GARAGE AND PARKING SPACE.

*** EPC - E **



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:**Accommodation:**

The accommodation with approximate sizes:-

Entrance Porch:

Double glazed entrance door. Consumer panel. Glazed door to:-

Lounge:

16'0" by 11'9" max (4.9 by 3.6 max)



Double glazed window to the front. Central heating radiator. Feature brick faced fireplace with hearth, mantle and inset electric fire. Double small pane glazed doors lead to:

**Kitchen/Dining Room:**

17'8" max by 11'1" max (5.4 max by 3.4 max)



Central heating radiator. Double glazed french doors to rear garden. Stairs to first floor with cupboard below. Door to inner hall. Half glazed door to rear garden. Range of modern floor and wall kitchen units and drawers with worktops over. Tile splashback. Fitted double oven. Four ring gas hob. Extractor fan.

Oval sink unit with stainless steel drainer and mixer tap. Double glazed window with lovely countryside views.

Inner Hall:

Built in storage cupboard. Doors to:-

Bedroom One/Reception Room:

11'1" by 8'6" (3.4 by 2.6)



Central heating radiator. Built-in cupboard with LPG gas fired boiler. Double glazed window to front.

Shower Room/WC:

6'2" by 5'2" (1.9 by 1.6)



Double glazed window. Shower cubicle fitted with mains shower unit. Low level WC, wash basin. Double glazed window. Fully tiled walls.

Bedroom Two:

11'5" max by 15'5" max (3.5 max by 4.7 max)



An irregular shaped room with sloping ceilings leading to restricted headroom. Radiator. Built-in storage. Two Velux style roof windows, one offering lovely countryside views. Doors to:-

Ensuite Bathroom:

7'7" max by 15'5" max (23.5 max by 4.7 max)



White suite comprising panel bath, wash basin and low level WC. Part tiled walls. Heated towel rail. Velux style roof window.

Outside:

The long rear garden is enclosed on all sides by fencing and is in three main terraces. The upper terrace is laid predominately to lawn and from which there are lovely countryside views. The middle terrace comprises of a gravel area and a good size timber shed. The lower terrace is a sloping lawn area with further garden store. At the end of the garden a UPVC glazed door gives access to the single garage.



Single Garage:



With window and up and over door. We understand there is parking to the front of the garage. From the parking area a shared access drive leads back up to Old Roselyon Crescent.

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

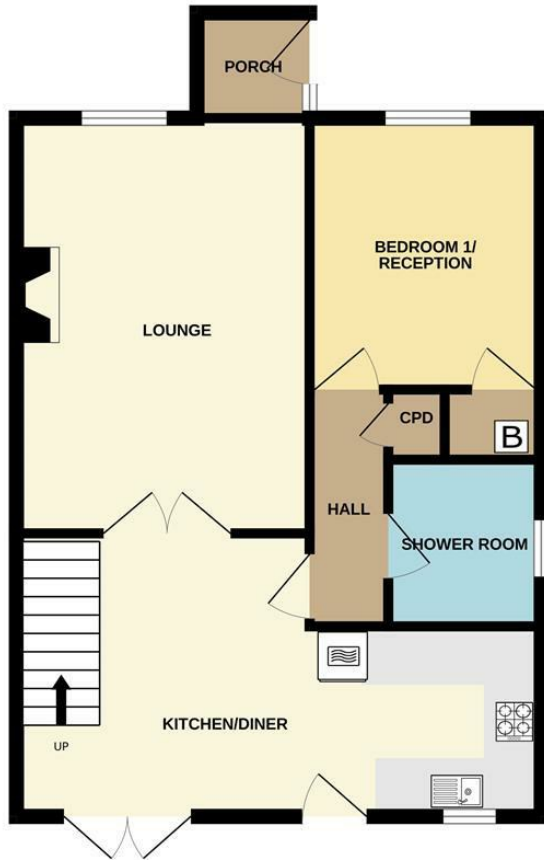


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	65
	40
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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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