



Polgover Way

St. Blazey

Par

PL24 2DL

Price Guide £190,000

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND B
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 581.25 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this well positioned two-bedroom, semi detached home to the market. It is situated within a quiet, popular, residential estate and is close to local amenities, schools and transport links. In brief, the ground floor comprises of a light and airy entrance porchway with doors leading into an expansive lounge – the perfect place for relaxing after a long day. A well-equipped kitchen/diner which offers the perfect space for those culinary enthusiasts amongst us and sunroom. On the first floor you will find two double bedrooms and family bathroom. Externally this property benefits from having a low maintenance rear garden, which has been laid with artificial grass. Additionally, there is a raised decking area - the perfect place for enjoying a spot of Al Fresco dining. This property also boasts a single garage and off-road parking for three vehicles. It would make an ideal first home for those looking to get on to the property ladder. The services of this home are connected to mains electricity, water, gas and drainage whilst falling under Council Tax Band B. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

Situated within a convenient residential location on the outskirts of Par, the property enjoys excellent access to the surrounding amenities including local convenience shops, hairdressers, pubs and transport links to the surrounding area. The dog friendly Par beach is close at hand being within a 5 minute drive, as is the branch line rail link, with a comprehensive range of amenities located in the adjacent town of St Austell. Further afield lies Fowey and its quirky meandering streets, the picturesque walks of the Roseland Peninsula, an area of outstanding natural beauty, the harbour at Charlestown, utilised as a backdrop for numerous period dramas, and of course the sandy beaches ready for kayaking, surfing or paddle boarding to discover all that the coves of Cornwall have to offer.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE PORCH

4'6" x 4'2" (1.39 x 1.28)

Frosted uPVC door. Double glazed window. Consumer unit. Plug socket. Carpeted flooring.

LOUNGE

16'6" x 11'10" (5.05m x 3.63m)

Double glazed window to the front aspect. Gas fireplace. Under-stairs storage cupboard. Television and telephone points. Radiator. Skirting. Carpeted flooring.

KITCHEN/DINER

11'10" x 9'10" (3.63m x 3.00m)

Double glazed window to the rear aspect. A range of wall and base fitted units and stainless steel sink with drainer and mixer tap. Splash-back

tiling. Space for freestanding oven/grill, fridge/freezer and washing machine. Radiator. Ample power sockets. Skirting. Vinyl flooring. Rear door leading into the conservatory.

SUNROOM

9'4" x 6'1" (2.86m x 1.87m)

Double glazed windows. Tiled flooring. French doors leading onto the garden.

FIRST FLOOR LANDING

Loft access. Smoke alarm. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

11'11" x 9'2" (3.64m x 2.80m)

Two double glazed windows to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

8'2" x 4'7" (2.51m x 1.41m)

Frosted double glazed window to the side aspect. Extractor fan. Double shower cubicle with electric fed shower. Built-in storage cupboard which houses the gas combination boiler. Splash-back panelling. Vanity wash basin with mixer tap. Heated towel radiator. W.C. Skirting. Vinyl flooring.

BEDROOM TWO

11'10" x 7'9" (3.63m x 2.37m)

Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

OUTSIDE

This property benefits from having a low maintenance rear garden, which has been laid with artificial grass. Additionally, there is a raised decking area - the perfect place for enjoying a spot of Al Fresco dining.

GARAGE

17'1" x 8'5" (5.22m x 2.59m)

Metal up and over door.

PARKING

This property includes off road parking for three vehicles. On-street parking can also be found close by.

SERVICES

This property is connected to mains electricity, water, gas and drainage. It falls under Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

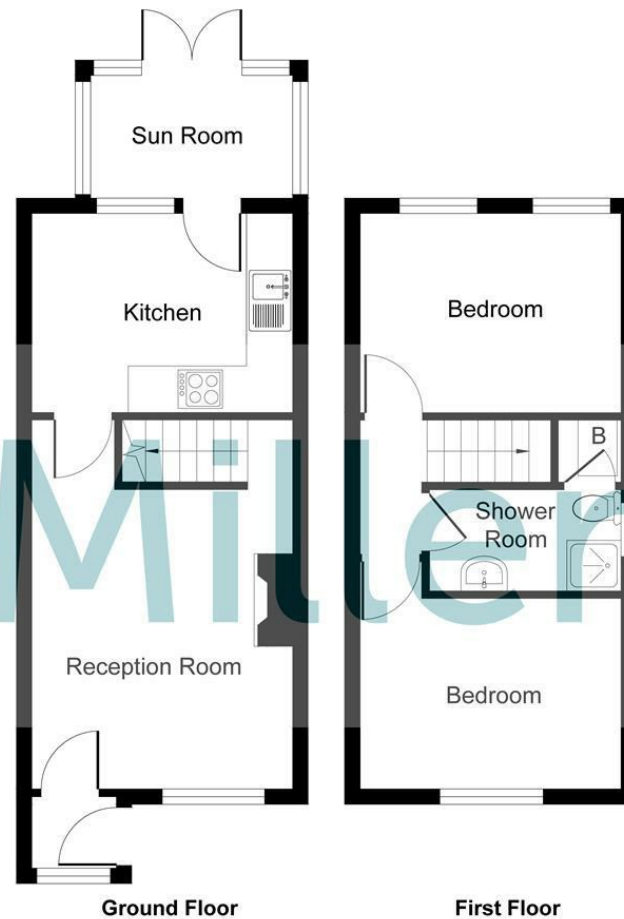
Tenure: Freehold

Property type: House



Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
 Parking: Off Street and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Directions To Property

Travelling from St Austell along the A390, take the righthand turning onto Trenovissick Road continuing onto Par Lane passing Penarwyn Road, taking the turning onto Old Roselyon Road and immediately bear left on to Polgoover Way. The property will then be located on your left-hand side where a member of the team will be there to meet you.

Contact Us

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