



MAY WHETTER & GROSE

71 PENARWYN ROAD, PAR, PL24 2DU

£65,000



**** CASH BUYERS ONLY DUE TO TYPE OF CONSTRUCTION ****

**** OFFERED WITH NO ONWARD CHAIN ****

ENJOYING AN OUTLOOK OVER THE COMMUNAL GREEN AND CHILDREN'S PLAY AREA IS THIS CORNISH UNIT GROUND FLOOR TWO BEDROOM FLAT. OFFERING KITCHEN/DINER, LOUNGE, SHOWER ROOM, LOW MAINTENANCE REAR GARDEN PLUS OUTBUILDING AND FRONT GARDEN MAINLY LAID TO LAWN ENCLOSED WITH SOME SHRUBBERY. REQUIRING FULL UPDATING THROUGHOUT.

***** EPC - C *****



Directions:

From St Austell follow the A390 to St Blazey Gate past Leek Seed Methodist Chapel on your left and the petrol station on your right along with the Four Lords pub. Down the hill taking the second right into Bobs Road. Follow the road along for approximately 200 yards, turn left into Penarwyn. Follow the road down and around in front of you, the communal area will appear. Bear round to the left and the property will be set back on the left hand side. A board will be erected for convenience.

Accommodation:

A gated paved pathway with handrail leads to a double glazed part obscure front door. Wall mounted radiator. Doors to all rooms. Door into good sized storage cupboard with shelving.

Lounge:

14'4" x 10'11" (max) (4.38m x 3.35m (max))



With an outlook over the front garden and beyond to the communal areas from three double glazed windows. Wall mounted radiator. Period fireplace with hearth.

**Bedroom:**

8'10" x 14'0" (2.70m x 4.29m)



Enjoying a similar outlook to the front from two double glazed windows. Radiator. Low level storage cupboard.

**Bedroom:**

8'7" x 11'11" (2.64m x 3.64m)



Two double glazed windows. Wall mounted radiator.

Shower Room:

5'7" x 6'5" (1.71m x 1.98m)



Obscure double glazed window. Toilet, hand basin, shower cubicle with curtain and wall mounted shower system. Part tiled wall surrounds. Wall mounted radiator.

Kitchen:

13'5" x 8'5" (4.10m x 2.57m)



Two double glazed windows. Comprising a range of light wood front wall mounted and base units complimented with speckled roll top laminated work surfaces incorporating stainless steel sink and drainer. Further under unit space for free standing white good appliances. Finished with strip wood effect floor covering. Wall mounted radiator. Doors into storage. Double glazed doors opening out into the low maintenance garden.

Outside:



Small ramp access down onto a hard standing area with further raised granite stone chipped area. Part enclosed by strip wood fence panelling and some shrubbery. To the left a pathway leads around to the outbuilding.





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.

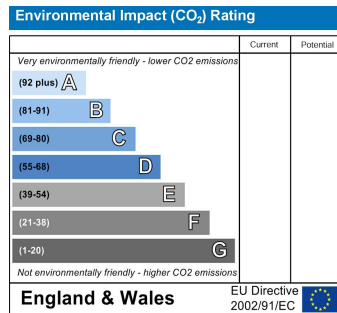
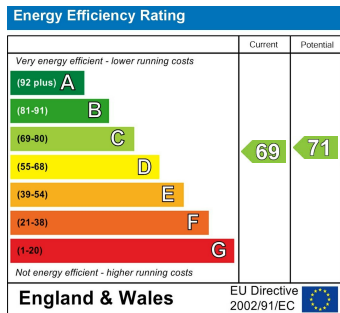
Viewing:

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

Council Tax Band - A

Agents Notes:

Due to the style of construction this property it cash purchasers only.
 Annual service charge of £486.52 subject to annual review.





GROUND 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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