



MAY WHETTER & GROSE

17 OLD ROSELYON ROAD, PAR, PL24 2LN
OFFERS IN EXCESS OF £220,000



NO ONWARD CHAIN, LOCATED A SHORT DISTANCE FROM PAR BEACH AND THE COASTLINE WITH LOCAL AMENITIES CLOSE BY, IS THIS THREE BEDROOM HOME WHICH OFFERS AMPLE DRIVEWAY PARKING, LOUNGE, KITCHEN/DINER PLUS BATHROOM TO THE FIRST FLOOR. OUTSIDE THERE'S AN ENCLOSED LOW MAINTENANCE REAR GARDEN LAWNED GARDEN AREA TO THE FRONT, PLUS A GARAGE STORE WITH A UTILITY ROOM BEHIND.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE CONVENIENT POSITION WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA. EPC - D



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

Head out to St Blazey, turn right onto Middleway follow the road down for approximately 250 yards, turning right onto Old Roselyon Road. Follow the road up and the property will be located on the left hand side just after the turning for Treryn Close. The property is located immediately on the corner.

Accommodation

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

To the front an enclosed garden with fencing and laid to lawn with gateway and path leading to part obscure lead stained glass patterned front door, leading into entrance hall.

Entrance Hall

Tiled flooring. Carpeted staircase with handrail to first floor. Wall mounted radiator. Door through into lounge.

Lounge

14'4" x 12'7" (4.38 x 3.84)



Finished with bright white wall surround. Large double glazed bay style window with deep display sill to the front with radiator beneath. Recessed lighting. Low level understairs storage with power and housing the

electric fuse box. An ample array of double wall mounted electrical sockets around the room. All finished with strip wood floor covering. Glazed panel door opens through into kitchen/diner.



Kitchen/Diner

10'5" x 15'6" - max (3.19 x 4.73 - max)



Double glazed sliding doors opening to the low maintenance rear garden with further double glazed window within the kitchen. The kitchen itself comprises a range of wood fronted wall and base units complimented with roll top laminated work surface incorporating one and half bowl stainless steel sink and drainer with mixer tap. Integrated low level oven with four ring hob and extractor over. Fridge/freezer with spice rack and pull out larder to the side. Finished with attractive bevelled edge white gloss tiled splashback and tiled flooring. Within the dining area there is a wall mounted radiator.



Bedroom

9'5" x 13'11" - max into wardrobe (2.89 x 4.26 - max into wardrobe)



Double glazed window to the rear and wall mounted radiator to the side. Benefitting from floor to ceiling glass mirror fronted in-built wardrobes.

Landing

Double glazed window to the side. Doors with glazed light panels above giving access through to the bathroom and three bedrooms. High level cupboard door opening into over stairs storage with loft access above.

Bathroom

5'5" x 6'10" (1.67 x 2.10)



Comprising white suite of low level WC, hand basin and panelled bath with central mixer tap and shower over. All finished with a white gloss tiled wall surround with decorative border insert and complimented with strip wood effect floor covering. Behind the door a chrome heated towel rail with vanity cabinet above. Recessed spotlighting and ceiling mounted extractor. Obscure double glazed window to rear.



Bedroom

8'5" x 11'2" (2.57 x 3.41)



Double glazed window to the front with radiator beneath.

Bedroom

7'10" x 6'11" (2.40 x 2.12)



Having a similar outlook to the front from a double glazed window with radiator beneath.

Outside



Driveway parking to the side leading to the garage/store.

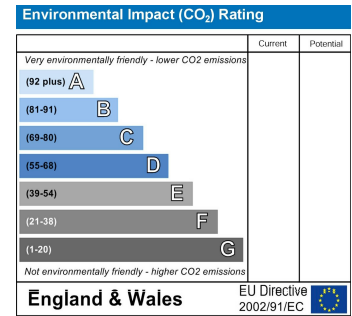
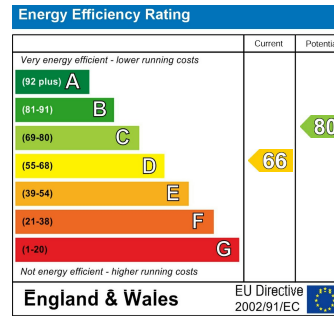
To the front fence panelled surround with laid to lawn garden area.

Garage/Store

7'8" x 10'7" into utility store (2.36 x 3.25 into utility store)



With up and over door. Obscure double glazed door to the rear with high level single glazed window to the rear. The boiler is located in the utility store area, wall and base unit with stainless steel sink and drainer with matching tiled splashback from the kitchen. Further under unit freestanding space for white goods if required and wall mounted radiator. A stud partition wall and doorway leads to the front of the garage/store. The stud wall could be removed along with the utility to create a garage again if required.



To the rear a low maintenance garden, from the sliding door in the dining room leads out to an attractive paved patio area enclosed by some strip wood fence panelling with raised border. Outside lighting and tap. Obscure double glazed door opening into the rear of the garage.

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

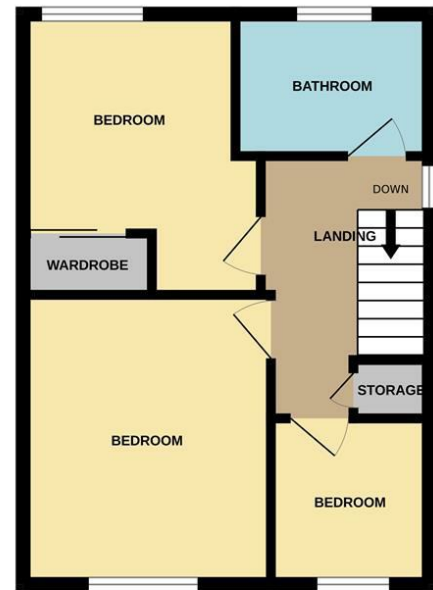
Tel: 01726 73501 Email: sales@maywhetter.co.uk



GROUND FLOOR



1ST FLOOR



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