



MAY WHETTER & GROSE

**28 LAMELLYN ROAD, PAR, CORNWALL PL24 2DB**  
**GUIDE PRICE £235,000**



A DECEPTIVELY SPACIOUS CHAIN FREE MID TERRACE HOUSE WITH THREE BEDROOMS, ATTIC ROOM, THREE RECEPTION ROOMS, GARAGE AND OFF-ROAD PARKING. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND OCCUPIES A POPULAR RESIDENTIAL LOCATION WITHIN CLOSE REACH OF LOCAL AMENITIES. UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE FLEXIBILITY OF THE ACCOMMODATION ON OFFER.

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



**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:**

From St Austell head out to Par on the A390, heading past the Britannia Waves and Restaurant, heading up the hill to St Blazey Gate, past the Church on your left hand side. Follow the road along, past the Petrol Station taking the next right onto Trenovissick Road. Follow the road down and about half way you will see a Mace Store on the right, turn right onto Lemellyn Road. Follow the road up towards Biscovey Junior and Primary School, just before the School the property will appear on the right hand side.

**Accommodation:**

Upvc double glazed front door with obscure glazing and leaded detailing allows external access into:

**Entrance Hall:**

12'10" x 6'2" (3.93m x 1.88m)



Carpeted flooring. Carpeted stairs to first floor. Door through to dining room and lounge. Under stairs cupboard. Radiator. BT open reach telephone point.

**Lounge:**

16'9" x 12'11" (5.11m x 3.94m)



Upvc double glazed window to front elevation and further Upvc double glazed windows to right and left elevations. Carpeted flooring. Radiator. Focal mains gas fire with display hearth and matching mantle. Two television aerial points. BT OpenReach fibre point. BT OpenReach telephone point.



**Dining Room:**

10'2" x 11'7" (3.11m x 3.55m)



Focal open fireplace with decorative surround. Wood effect laminate flooring. Opening through to sunroom and kitchen. Radiator. Television aerial point.



**Kitchen:**

7'2" x 10'1" (2.19m x 3.09m)



Upvc double glazed door to rear elevation with upper

glazed inset panel. Upvc double glazed window to rear elevation. Matching wall and base kitchen units with roll top worksurface and inset stainless steel sink with matching draining board and central mixer tap. Four ring gas fired hob with fitted extractor hood above. Fitted electric oven with grill over. Wood effect laminate flooring. Part tiled walls. Wall mounted thermostat. Integral fridge. Space for dishwasher.

**Sun Room:**

11'9" x 9'2" (max) (3.60m x 2.80 (max))



Upvc double glazed patio doors providing access to the enclosed rear garden. Full length inset glazed panels to the left-hand side and right hand side of access door and sealed glazed units with openable windows to the top. Wood affect laminate flooring.

**Landing:**

13'6" x 4'3" (max) (4.14m x 1.32m (max))



Doors to family bathroom bedrooms one, two and three. Carpeted flooring. Loft access hatch.

**Bathroom:**

8'0" x 5'2" (2.44m x 1.59m)



Upvc double glazed windows to rear elevation, both with obscure glazing. Updated matching bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below, bath with central mixer tap and wall mounted electric shower over with glass shower screen. Tile effect vinyl floor flooring. Tiled walls. Fitted extractor fan. Heated towel rail.

**Bedroom Three:**

10'0" x 6'11" (3.05m x 2.11m)



Upvc double glazed window to front elevation. Carpeted flooring, Radiator. Door provides access to over stair storage.

**Bedroom One:**

13'3" x 10'0" (max) (4.06m x 3.05m (max))



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Airing cupboard housing the hot water tank.

**Bedroom Two:**

13'2" 10'1" (max) (4.02m 3.09m (max))



Upvc double glazed window to rear elevation.

Carpeted flooring. Radiator. Two doors open to provide access to two inbuilt storage recesses



**Loft Space:**

16'11" x 9'9" (5.18m x 2.98m)



Accessed via a drop-down ladder from the landing. Two wood framed Velux skylight Windows one to the front elevation and one to rear elevation. Carpeted flooring. Doors to front and rear elevations open to provide eaves storage access. Opening to additional loft storage area.

**Outside - Front:**



Steps lead up to a curved hardstanding walkway which provides access to the front door. To the right and left-hand side of this walkway is a manageable area of lawn. The boundaries are clearly defined with block wall to front, right and left elevations. The front garden is well stocked with an array of evergreen planting and shrubbery. To the right hand side of the property is the covered walkway providing access to the rear.





**Outside - Rear:**



Paved area which leads onto an elevated area of AstroTurf. Steps then lead up to an elevated patio area with a further elevated parking bay to the rear of the plot. This area also offers a side door into the property's garage.



**Garage:**

17'3" x 8'3" (5.26m x 2.53m)

Metal up and over garage door. Light and power. Wood frame single glazed window.

Upon exiting the covered walkway to the right hand side a door opens to provide access to an external WC.

**External WC:**

5'11" x 2'9" (1.82m x 0.84m)

Low level flush WC. Tiled walls. Wood frame single glazed window to front elevation with obscure glazing

**External Utility:**

10'7" x 5'5" (3.23m x 1.67m)



Hardwood door provides access. Space and plumbing for washing machine and tumble dryer. Roll top works surface with additional storage below. The current owners house a freezer in this area. The central heating gas boiler is also located in this utility area. An opening to the right hand side provides access to an additional storage space which is included within the total measurement.

**Council Tax Band - B**

## 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:

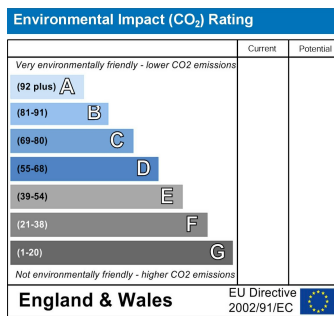
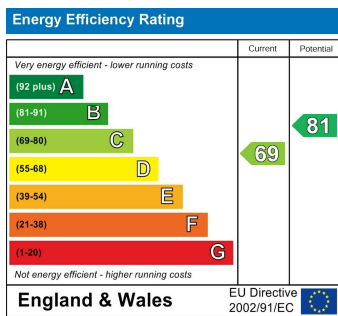
The floor area measurement is taken from the EPC.

## 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](mailto: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.  
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