



MAY WHETTER & GROSE

15 BRIDGE STREET, ST BLAZEY, PL24 2NS
GUIDE PRICE £235,000



CHAIN FREE END TERRACE HOUSE WITH FIVE BEDROOMS, OFF ROAD PARKING TO THE FRONT AND ELEVATED REAR GARDEN. FURTHER BENEFITS INCLUDE OIL FIRED CENTRAL HEATING COURTESY OF A FLOOR STANDING BOILER LOCATED IN A USEFUL OUTBUILDING TO THE REAR OF THE PROPERTY AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES AND AN EARLY VIEWING IS RECOMMENDED TO FULLY APPRECIATE THIS WELL POSITIONED FAMILY HOME. EPC - D



Location

St Blazey has a good range of local facilities including small supermarkets, hairdressers, petrol filling station, fish and chip shop and sub post office. St Blazey also has its football club and as noted provides quick access to the A390. The larger village of Par with its more comprehensive range of shopping facilities together with main line railway station and large sandy beach is a very short drive and there are primary schools in nearby Biscovey and Tywardreath. A wide range of facilities can be found in the nearby town St Austell with its secondary schools and is a drive of about 4 miles. 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.

Directions

From St Austell head out onto the A390 towards Par, pass the Britannia Inn, heading up and through St Blazey Gate. Head down Rosehill and through the traffic lights at the bottom. Follow the road along the bend to the left, then the road bears to the right and the property will appear on the left hand side of the road, opposite the turning to Rebecca Close.

Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into entrance porch.

Entrance Porch

5'9" x 6'0" (1.77 x 1.85)

Upvc double glazed window to front and both side elevations. Carpeted flooring. Sliding Upvc patio door to provide access through to lounge/diner.

Lounge/Diner

27'7" x 11'6" - max (8.42 x 3.51 - max)

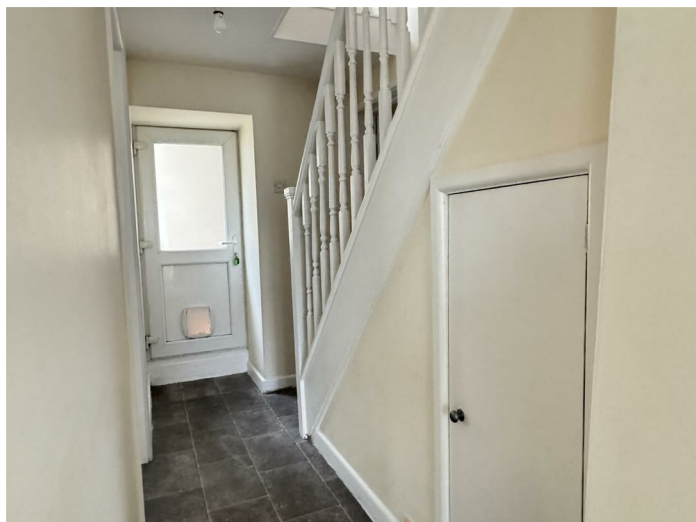


Two Upvc double glazed windows to front elevation. Opening through to rear hall. Carpeted flooring. Two radiators. Two television aerial points. BT Openreach Telephone Point. Wall mounted thermostat.



Rear Hall

10'5" x 4'11" - max (3.18 x 1.52 - max)



Tile effect vinyl flooring. Upvc double glazed door to rear elevation with upper obscure glazing. Door through to bedroom five/reception two. Door through to kitchen. Carpeted stairs to first floor with door below providing access to the under stairs storage void.

Reception Two/Bedroom Five

10'7" x 6'11" (3.24 x 2.12)



Upvc double glazed window to rear elevation overlooking the enclosed rear courtyard. Carpeted flooring. Radiator.

Kitchen

9'5" x 7'4" (2.88 x 2.24)



Upvc double glazed window to rear elevation. Matching wall and base kitchen units. Roll top work surfaces, stainless steel one and half bowl sink with central mixer tap and matching draining board. Fitted electric cooker with space above for hob and fitted extractor over. Integrated fridge and freezer. Tiled walls to water sensitive areas. Continuation of tile effect vinyl flooring. Agents Note: Some of the power points in this room have inset USB charging points.



Landing

11'2" x 13'3" - max (3.42 x 4.04 - max)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring. Doors off to all bedrooms and family bathroom. Telephone point.

Bedroom Four

7'7" x 9'4" (2.33 x 2.85)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring. Telephone aerial point.

Family Bathroom

11'10" x 9'1" - max (3.62 x 2.78 - max)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin, panel enclosed bath with central mixer tap with fitted shower attachment. Tiled walls to water sensitive areas. Vinyl flooring. Heated towel rail. Fitted extractor fan.



Bedroom Three

9'10" x 9'10" - max (3.00 x 3.02 - max)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Loft access hatch.

Bedroom One

9'4" x 13'0" (2.86 x 3.97)



Upvc double glazed window to front elevation. Radiator. Television aerial point. Carpeted flooring. Agents Note: Some of the power points in this room have inset USB charging points. Behind the door is a useful storage shelved recess.

Bedroom Two

10'7" x 7'8" (3.24 x 2.34)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Television aerial point. Agents Note: Some of the power points have inset USB charging points.

Outside

To the front, the property enjoys off road parking for two cars in tandem on a hardstanding drive. The tarmac parking area to the left of the concrete parking space is "no mans land" and has been shared with neighbours. The front garden is laid to a mixture of granite chippings and paved patio with steps providing access from the road.

To the right hand side of the property a walkway provides access to a gate providing access through to the rear garden.



Either accessed via the right hand side of the property or via the Upvc double glazed door to the rear of the hall. Initially to the rear of the property there is a hard standing courtyard area with open wooden shed to the left hand side, immediately to the rear there is a useful outbuilding.

Upvc double glazed door with upper obscure glazing allows external access into external boiler room.

External Boiler Room

8'10" x 9'8" (2.70 x 2.96)



Upvc double glazed window to side elevation. Electric and plumbing for washing machine. Floor standing Worcester Green Star Heat Slave 2 oil fired central heating boiler. Wood effect vinyl flooring. Door through to WC.

W.C.

5'10" x 2'11" (1.80 x 0.89)

Upvc double glazed window to side elevation with obscure glazing. Low level flush WC and fitted wooden shelving.

To the rear of the property is located an outdoor tap.

To the right hand side of the outbuilding is the oil tank. Steps lead up to an elevated area of garden, laid to lawn which is tiered over three sections with a number of established evergreen plants and shrubbery.

Council Tax Band - B

Floor Area

The floor area measurement is taken from the EPC.

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
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

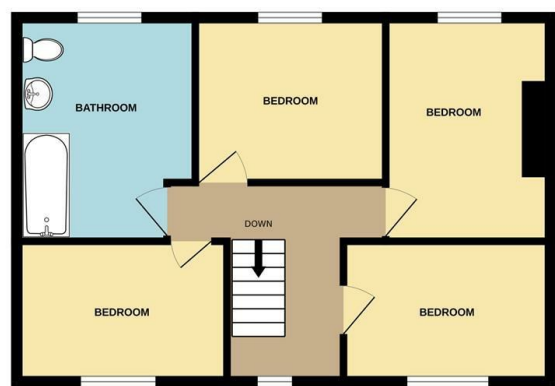
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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