



Penarwyn Road  
St. Blazey  
Par  
PL24 2DU

Guide Price £75,000

- NO ONWARD CHAIN
- PRC CERTIFICATE AVAILABLE
- TWO DOUBLE BEDROOMS
- EXPANSIVE REAR GARDEN
- MODERNISATION REQUIRED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- 990 YEAR LEASE GRANTED UPON COMPLETION
  - PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 656.59 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this two-bedroom, ground floor, apartment to the market. In need of modernisation throughout, this property is perfect for those looking to take their first steps onto the property ladder.

In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into an expansive lounge, kitchen, two double bedrooms and family bathroom.

Externally, the property benefits from having a spacious, rear garden which exhibits an abundance of mature foliage – the perfect place for enjoying a spot of Al fresco dining or simply enjoying the Cornish sunshine.

This property is a repaired Cornish Unit, however, we have been made aware that it is mortgageable and hold a valid PRC certificate. It is connected to mains electricity, water, gas and drainage. The property also falls under Council Tax Band A. 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 10 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 HALLWAY

uPVC double glazed door. Smoke alarm. Built-in storage cupboard. Thermostat. Radiator. Plug sockets. Skirting. Laminate flooring.

### LOUNGE

14'4" x 10'10" (4.38m x 3.32m )

Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Exposed flooring.

### KITCHEN

13'5" x 9'10" (4.11m x 3.00m )

Smoke alarm. Double glazed window to the rear aspect. Two built-in storage cupboards. Baxi combination boiler. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel sink basin with drainage board. Space for an electric oven, fridge, freezer, washing machine and dishwasher. Multiple plug sockets. Skirting. Vinyl flooring.

### BEDROOM ONE

13'11" x 8'10" (4.25m x 2.70m)

Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

### BEDROOM TWO

11'10" x 8'6" (3.61m x 2.60m )

Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

### BATHROOM

6'6" x 5'5" (2.00m x 1.66m )

Extractor fan. Frosted double glazed window to the rear aspect. Bath. Wash basin. Radiator. W.C. Vinyl flooring.

### OUTSIDE

Externally, the property benefits from having a spacious, rear garden which exhibits an abundance of mature foliage – the perfect place for enjoying a spot of Al fresco dining or simply enjoying the Cornish sunshine.

### PARKING

This property does not have any allocated parking. Plenty of on-street parking can be close by.

### TENURE

This property will be granted a 990 year lease upon completion.

### AGENTS NOTES

There is an annual service charge of £157.92 (From April 1st 2025) payable to Ocean Housing.

\*The service charge is subject to annual review.



## MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 990 years remaining (990 years from 2025)

Lease restrictions: Please refer to the lease on restrictions

Property type: Flat

Property construction: Pre reinforced Cornish unit flat

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: None

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

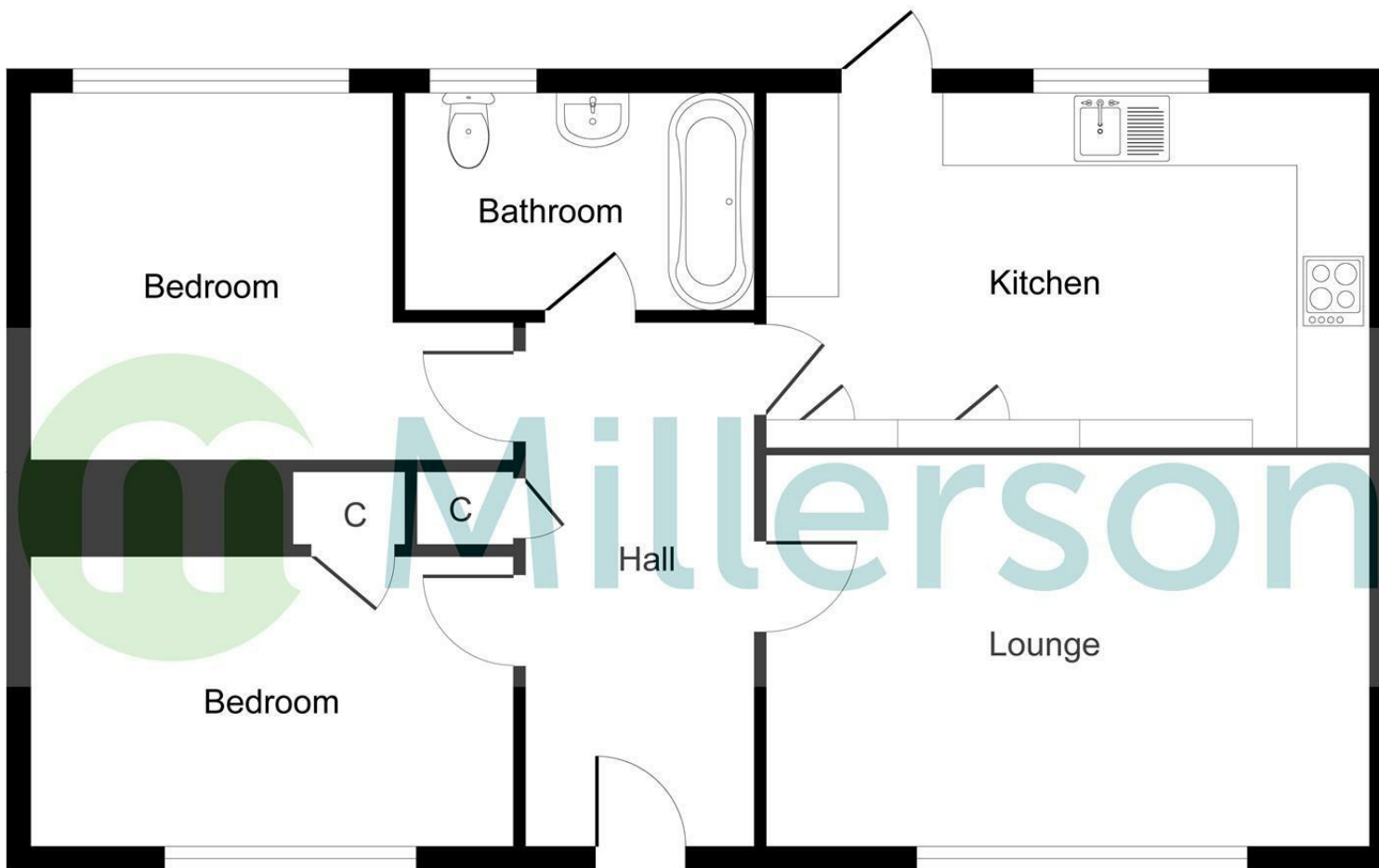
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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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.



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- Are You....
- A First Time Landlord Looking For Advice
  - A Current Landlord Looking To Change Agents
  - Looking For Lettings Legal Advice Or
  - Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

### Contact Us

Millerson Estate Agents  
5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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