



Station Road  
St. Blazey  
Par  
PL24 2ND

Offers Over £230,000

- STUNNING CHARCTER COTTAGE
  - THREE BEDROOMS
- LEVEL 50 METER REAR GARDEN
  - LIVING ROOM WITH STOVE
  - MODERN KITCHEN/DINER
  - LARGE OUTBUILDING/ UTILITY ROOM
- CLOSE TO PAR VILLAGE CENTRE
  - TWO PARKING SPACES
  - LOCAL MAINLINE RAILWAY STATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 710.00 sq ft



### PROPERTY

A beautiful three bedroom end-terraced cottage which the present owners have now re-furnished to create a lovely character home with beamed ceilings, wood panelled walling, wood burning stove and a long level rear garden. Accommodation that briefly comprises, entrance porch, living room with woodburning stove, kitchen/diner with modern units, and on the first floor are three bedrooms and a family bathroom. Outside to the front there is parking for two vehicles and to the rear is a long 50 meter level garden with large outbuilding/utility room.

### LOCATION

This location is very popular with the village of St Blazey and the coastal village of Par all being nearby and both offering an extensive range of takeaways, recreational fields, doctors surgery, local shops, cafes as well as a small supermarket and the lovely local beach of Par is a short drive away. There is a local railway station on the main London Paddington to Penzance line and the main town of St Austell is about five miles away with a selection of secondary schooling and a college.

### ACCOMMODATION COMPRISES

All dimensions are approximate.

### ENTRANCE PORCH

5'5" x 3'5" (1.66m x 1.05m)

Upvc front door, double glazed windows to front and side aspect, matting and half glazed light oak door to:

### LIVING ROOM

16'11" x 12'5" (5.16m x 3.79m)

Lovely character room with wood panelling to dado height, 'Ecosy purefire' 5 kw multi fuel stove inset into fire place with slate hearth and impressive wood mantle piece, media wall housing, power points and TV Ariel, double glazed window to front with exposed wood window seat, beamed ceiling, inset spot lights, stairs to first floor, understairs cupboard, panelled radiator with radiator cover, bespoke shelving set into alcoves, doorway into:

### KITCHEN/DINER

15'8" x 8'3" (4.78m x 2.53m)

A great room for family mealtimes with recently installed kitchen in grey and rose gold handles with a range of base units, built in oven, five ring electric hob and extractor hood over, pelmet lighting, white tiled splash back, display shelving, beamed ceilings, space for an American style fridge/freezer. Dining area with panelled radiator, double glazed window to rear aspect over looking garden and half glazed patio door to rear garden.

### FIRST FLOOR LANDING

Access to insulated and partially boarded loft space, vent for positive air circulation system.

### BEDROOM ONE

13'1" x 9'10" (3.99m x 3.00m)

Double glazed window to front aspect, panelled radiator, TV ariel point.

### BEDROOM TWO

9'7" x 6'9" (2.94m x 2.07m)

Double glazed window to front aspect, panelled radiator.

### BEDROOM THREE

6'7" x 8'11" (2.02m x 2.74m)

L-Shaped room with double glazed window to rear aspect, panelled radiator and wardrobe recess.

### FAMILY BATHROOM

9'0" x 7'7" (2.76m x 2.32m)

With part tiled walls, panelled bath with waterfall mixer taps, shower screen and Brista electric shower unit over, close coupled WC, wash basin with waterfall mixer taps, ladder style heated towel rail, built in cupboard with shelving and housing Glowwarm gas boiler.

### OUTSIDE

To the front is parking for two cars. Side gate leading to the long level rear garden of over 50 Meters in length, ideal for families, enjoying alfresco dining and for those who love gardening and would like to grow vegetables and herbs.



## OUTBUILDING/UTILITY ROOM

15'1" x 8'3" (4.60m x 2.54m)

A very useful room there is space and plumbing for washing machine, and space for tumble dryer, work tops and built in units, power and light, three windows letting in ample natural light.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Wood burner and Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Off Street

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D







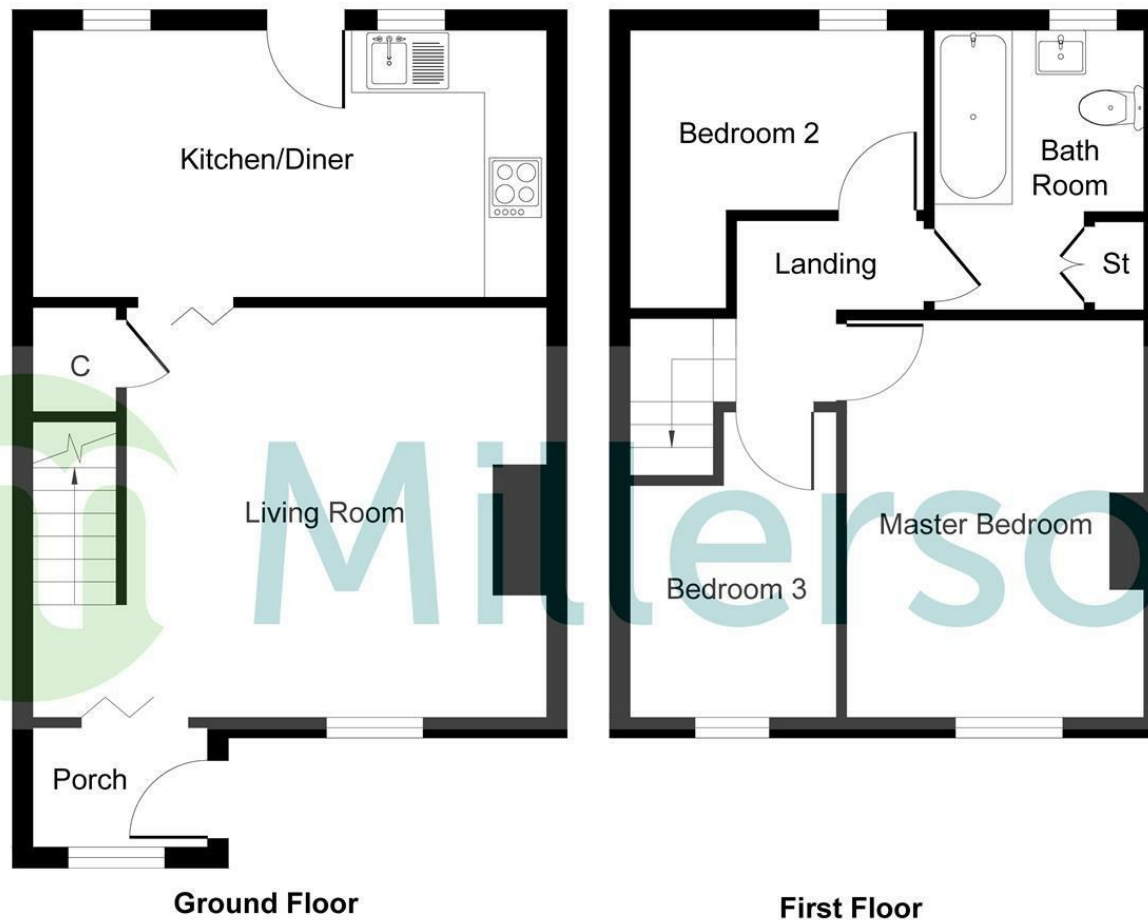
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           |

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- A First Time Landlord Looking For Advice
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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

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