



Polgrean Place

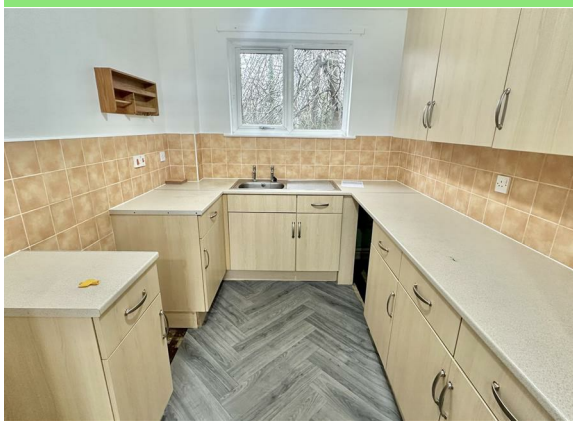
St. Blazey

Par

PL24 2LH

£100,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- GREAT INVESTMENT PROPERTY
- MODERNISATION REQUIRED
- WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 699.00 sq ft



Property Description

Smart Millerson Estate Agents are pleased to market this two double bedroom end terrace home located in St Blazey. This property is ideal for those investors amongst us with expected earnings of approximately £800pcm or for those looking to get themselves on the property ladder. Some modernisation is required however the property benefits from spacious rooms and a low-maintenance rear garden. The property is connected to all mains services and falls under Council Tax Band A.

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 has to offer.

The Accommodation Comprises

All dimensions are approximate and can be found within the floor plan.

Entrance Hall

Smoke sensor. Under stair storage cupboard. Stairs to first floor. Door leading into the

Living Room

Double glazed window to the rear aspect. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring. Door leading out to the rear porch. Opening through to the

Dining Area

Double glazed window to the rear aspect. Radiator. Plug sockets. Broadband point. Skirting. Vinyl flooring.

Kitchen

Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for washing machine. Space for fridge freezer and freestanding oven.

First Floor

Smoke sensor. Access into insulated loft. Spacious storage cupboard housing a combination boiler. Doors leading to:

Bedroom One

Double glazed window to the rear aspect. Radiator. Plug sockets. Skirting. Carpeted flooring.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Plug sockets. Skirting. Carpeted flooring.

Bathroom

Frosted double glazed window to the front aspect. Wall mounted electric MIRA shower. Wash basin. Splashback tiling. Vinyl flooring.

W/C

Frosted double glazed window to the front aspect. WC with push flush. Vinyl flooring.

Outside

Low maintenance rear garden laid with patio slabs and enclosed with timber fencing. Outside purpose built storage cupboard.

Parking

There is ample unrestricted on street parking near by and a first come first served communal parking area.

Services

This property is connected to all mains services and falls under Council Tax Band A.

Please note that as an agent, we have not tested any of the services.

Agents Note

Annual Service Charge of £178.56 per year, subject to annual review from 1st April 2027.

Material Information

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)



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

Parking: Communal and On 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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

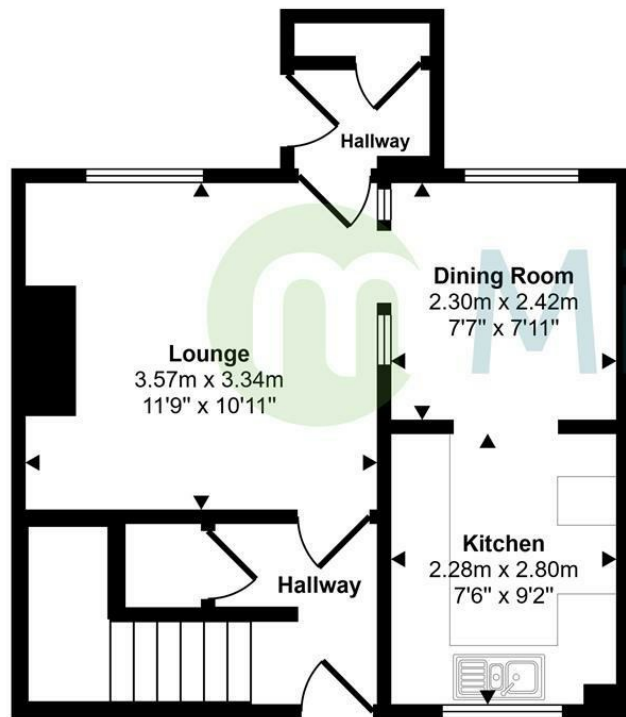
Non-coal mining area: Yes

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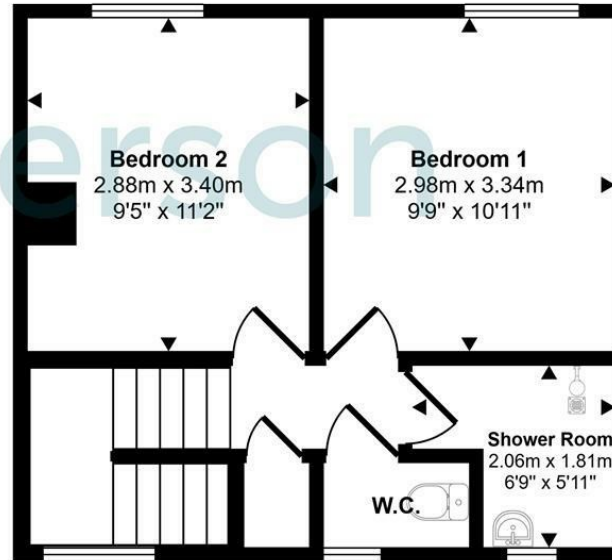
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
67 sq m / 719 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft



First Floor
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Material Information

