



Penarwyn Road  
St. Blazey  
Par  
PL24 2DT

Guide Price £65,000

- CASH BUYERS ONLY
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- EXPANSIVE REAR GARDEN
- IDEAL INVESTMENT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 699.65 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this two-bedroom, first floor, apartment to the market. In need of cosmetic modernisation throughout, this property is perfect for those looking to put their own stamp on their next home.

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 wet room.

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 of Cornish Unit construction and is only available to cash buyers. 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. Skirting. Carpeted flooring. Stairs leading to:

### LANDING

Access into a partially boarded loft. Smoke alarm. Built-in storage cupboard. Radiator. Skirting. Vinyl flooring. Doors leading to:

### LOUNGE

14'7" x 10'11" (4.45m x 3.33m )

Skimmed ceiling. Coving. Double glazed windows to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Vinyl flooring.

### KITCHEN/DINER

13'7" x 9'2" (4.15m x 2.80m )

Extractor fan. Double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Larder. Boiler. Consumer unit. Stainless steel sink basin with additional drainage board. Space for an oven, fridge, freezer, dishwasher and washing machine. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

### BEDROOM ONE

15'7" x 8'10" (4.77m x 2.70m )

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

### BEDROOM TWO

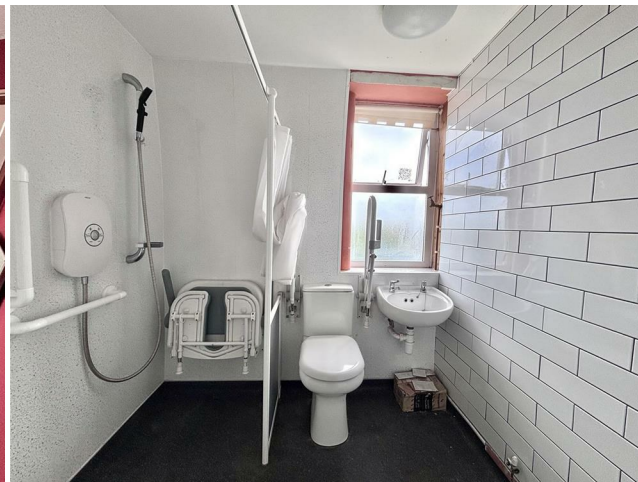
12'0" x 8'9" (3.67m x 2.68m )

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

### WET ROOM

6'6" x 5'6" (2.00m x 1.68m )

Skimmed ceiling. Extractor fan. Frosted double glazed window. Splash-back tiling. Splash-back panelling. Electric shower. Wash basin. W.C. Skirting. 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

There is no allocated parking, however, on-street parking can be found close by

## TENURE

This property was granted a 990 year lease in 2025.

## AGENTS NOTES

There is an annual service charge of £157.92 payable to Ocean Housing.

\*The service charge is subject to annual review.

## SERVICES

This property is connected to mains electricity, water, gas and drainage. It also falls under Council Tax Band A.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Lease length: 989 years remaining (989 years from 2025)

Service charge: £157.92 pa

Lease restrictions: please refer to lease

Property type: Flat

Property construction: Cornish Unit construction (non re-instated)

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains



Penarwyn Road, St. Blazey, Par, PL24 2DT

Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: 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  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C  
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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.



## Buying To Rent Out?

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

[ecollins@millerson.com](mailto:ecollins@millerson.com)

### Contact Us

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

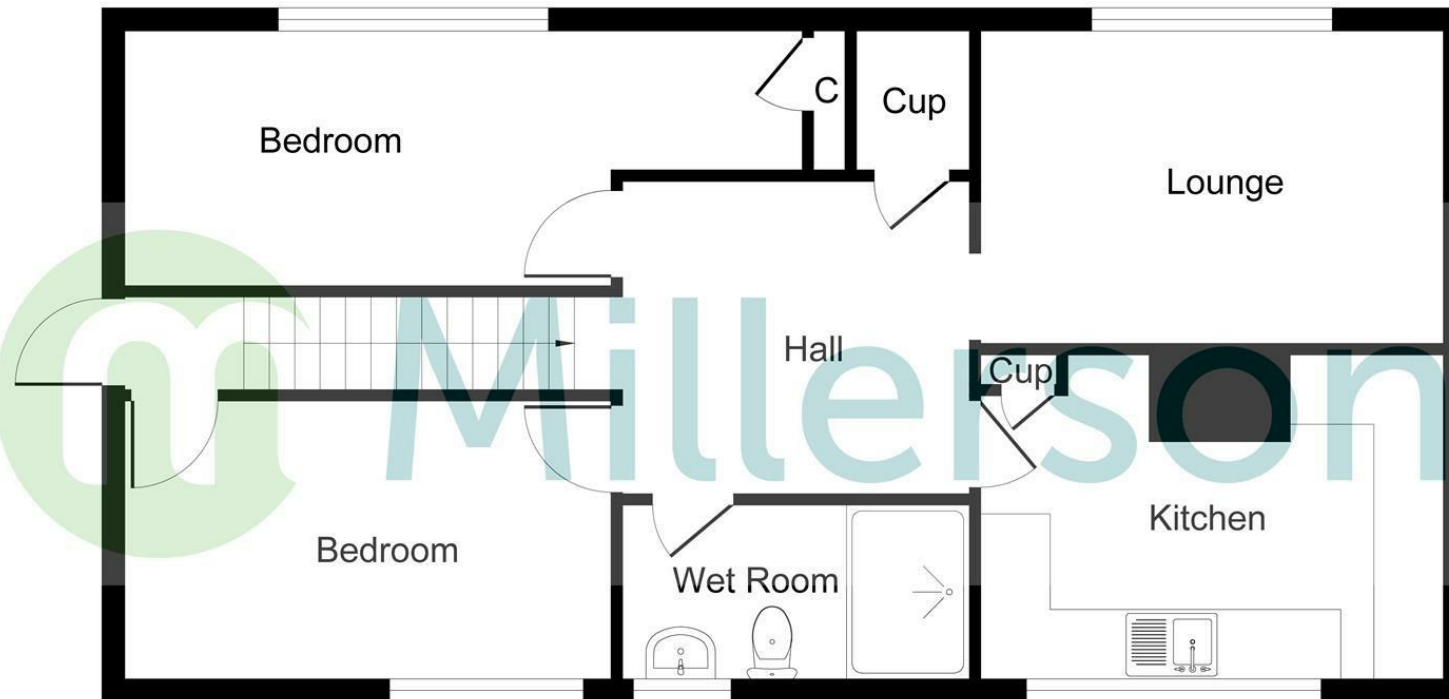
T: 01726 72289

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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