



Polgrean Place  
St. Blazey  
Par  
PL24 2LH  
£125,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- GREAT INVESTMENT OPPORTUNITY
- LOW MAINTENANCE GARDEN
- COMMUNAL PARKING AREA
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 807.00 sq ft



### Property Description

Smart Millerson Estate Agents are pleased to market this three bedroom end terrace home located in St Blazey. This property is ideal for those looking to enhance their property portfolio with expected earnings of approximately £850pcm 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 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 floorplan.

### Front Porch

Storage cupboard ideal for storing recycling bags.

### Entrance Hall

Smoke sensor. Thermostat. Radiator. Large storage cupboard with lighting. Radiator. Skirting. Vinyl flooring. Stairs to first floor. Door leading into the

### Living Room

Two double glazed windows to the rear aspect. Coving. Radiator. Plug sockets. TV point. Skirting. Vinyl flooring. Door leading to the outside space. Opening into the

### Dining Room

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

### Kitchen

Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces. Sink with drainer. Space and plumbing for free standing fridge freezer, washing machine and cooker. Ample plug sockets. Skirting. Vinyl flooring.

### First Floor

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

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Frosted double glazed window to the rear aspect. Bath with shower head. Wash basin. Splashback tiling. Vinyl flooring.

### Cloakroom

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

### Outside

Low maintenance rear garden 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 £81.60\* subject to annual review from 1st April 2026 payable to Ocean Housing.

Subject to consultation from April 2026 a homeownership management fee of £66 per year will apply to this property.

### Material Information

Verified Material Information

Council Tax band: A

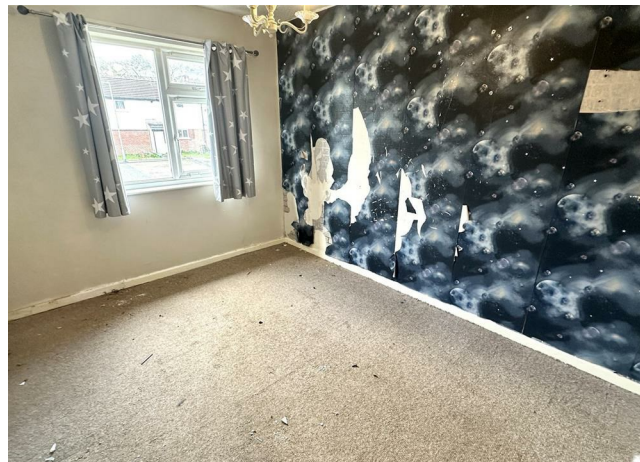
Tenure: Freehold

Property construction: Standard construction



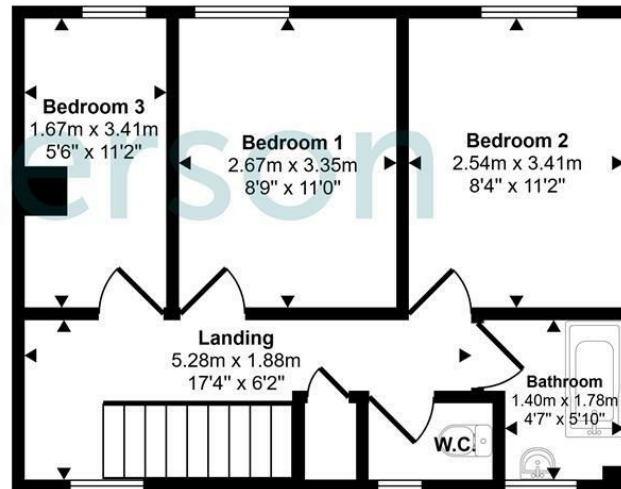
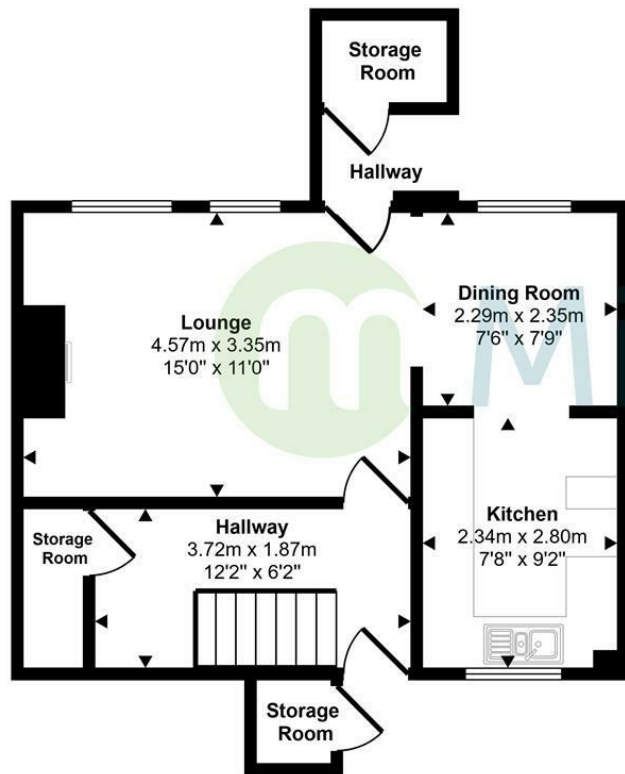
Energy Performance rating: C  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Mains gas-powered central heating is installed.  
 Heating features: None  
 Broadband: FTTP (Fibre to the Premises)  
 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: Yes  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No

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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.

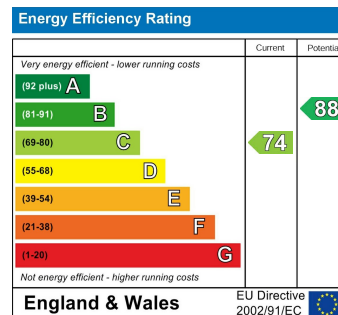




Approx Gross Internal Area  
80 sq m / 865 sq ft



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.



## 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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