



Polmear
Par
PL24 2AT

Asking Price £210,000

- PARKING FOR TWO CARS
- GARDEN
- HOME OF CHARACTER AND CHARM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- OUTBUILDINGS
- SHORT WALK TO BEACH AND SEA
- WALKING DISTANCE TO VILLAGE CENTRE



Tenure - Freehold

Council Tax Band - A

Floor Area - 69.00 sq ft



PROPERTY

This is an idyllic three bedroom cottage with great deal of charm, with accommodation that briefly comprises entrance porch with stained glass, sitting room, dining room, kitchen, three bedrooms on the first floor and family bathroom. Outside is parking for two cars, garden, ideal for sitting out and utility outhouse, separate shed and outside WC.

LOCATION

Polmear is situated in between Par and Fowey, both extremely popular villages. The closest is Par which offers an excellent range of amenities including library, chemist, post office, general stores, public houses, running track and mainline railway station in addition to two primary schools all within easy reach. This property sits on the edge of Par Sands, an expansive sandy beach, which is perfect for dog walks all year round. The harbour town of Fowey is approximately 4 miles away and is popular with tourists and 'locals' alike. A wider range of extensive facilities can be found in the nearby town of St Austell including a leisure centre and cinema.

FRONT DOOR

Half glazed front door leading into:

FRONT PORCH

Stained glass window to front, wood panelled walls half glazed Upvc door :

SITTING ROOM

14'2" x 13'2" (4.32 x 4.02)

An attractive room with double glazed window to front elevation, open fire (not in use) with par brick hearth, two further double glazed windows to side elevation, beamed ceilings, part exposed brick wall, two panelled radiators, door to:

DINING ROOM

12'5" x 10'7" (3.79 x 3.22)

Two double glazed window to side elevation, open fire place (not in use) beamed ceilings, double panelled radiator, stairs to first floor, tiled floor, archway leading to:

KITCHEN

13'6" x 5'5" (4.12 x 1.65)

Tiled floor, range of base and matching wall units, built in oven and four ring hob and extractor fan, one and half bowl stainless steel sink unit with taps over, plumbing for dishwasher, tiled splash back double glazed window to side, double glazed patio doors to outside rear yard, panelled radiator, spot light points.

LANDING

Panelled radiator, built in double door pine cupboard.

BEDROOM ONE

10'8" x 8'5" (3.26 x 2.56)

Double glazed window to rear elevation, access to loft space, built in cupboards with small radiator over stairwell one housing wall mounted BAXI gas boiler, panelled radiator, skimmed ceiling.

BEDROOM TWO

11'5" x 8'8" (3.47 x 2.63)

Double glazed window to front elevation and windowsill, panelled radiator, skimmed ceiling.

BEDROOM THREE

11'1" x 8'5" (3.37 x 2.56)

Double glazed window to front elevation, panelled radiator, skimmed ceiling.

BATHROOM

6'3" x 5'5" (1.90 x 1.65)

Panelled bath with shower over and mixer taps, pedestal wash hand basin, low level WC, tiled wall, double glazed window to side, heated towel rail.

OUTSIDE

Various outbuildings including outside WC, tool shed and:

UTILITY ROOM/WORKSHOP

13'1" x 7'3" (4.00 x 2.21)

Plumbing for washing machine, workbench, power and light.



GARDENS

To the side is a parking space for two cars, enclosed garden area, ideal for sitting outside and enjoying the sun and alfresco dining. Side path leading to the front.

AGENTS NOTE

There is a shared path with the neighbour leading from the parking spaces to the cottage and also down the side to the roadside access.

SERVICES

Mains water, electricity, gas and drainage.
Council tax band 'A'





Directions To Property

From the centre of Par, proceed out towards Fowey and just before getting to the bridge that goes over the road, turn left towards Tywardreath, (road is closed but ignore that) and then immediately left again into the parking space.

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Valuation Request



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(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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