



Helleur Close Par PL24 2HX

Price Guide £240,000

- Well Presented Semi-Detached
- Walking Distance To Amenities
- Recently Refurbished
- Distant Sea Views
- Garage And Off Road Parking
- Schools Close By
- New Roof And Electrics 2020
- Double Glazing Throughout
- Council Tax Band B



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Tenure - Freehold

Council Tax Band - B

Floor Area - 818.00 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring this three-bedroom semi detached property to the market ideal for First Time Buyers or small families. Located within a popular cul-de-sac in Par, this property benefits from having new electrics throughout and a new roof as well as a new kitchen, bathroom, flooring and doors throughout which were completed in 2020. Upon entering the property, you will find an entrance hall ideal for storing shoes and coats with stairs to the first floor and a door into the lounge. The lounge is bright and airy and benefits from a working fire place for those chilly evenings in the winter. This in turn leads to the kitchen / diner with ample storage and looks onto the rear garden. Upstairs, there are two double bedrooms, a good sized single room and also the shower room. There is also access into the loft from the first floor which has been fully insulated and boarded and benefits from plug sockets, lighting and a pull down ladder. Outside, you will find low maintenance front and rear gardens as well as off road parking for one vehicle and a garage with power - there is also the additional benefit of a charger point for electric vehicles. This property is connected to mains electricity, water and drainage and falls under Council Tax Band B. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

Situated within a convenient residential location in Par, the property enjoys excellent access to the surrounding amenities including a primary school, local convenience shops, hairdressers, pubs and transport links to the surrounding area. The dog friendly Par beach is close at hand being within a 5 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.

ENTRANCE HALL

Consumer unit housed. Stairs to first floor. Door through to:

LOUNGE

14'5" x 12'5" (4.40 x 3.81)

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Working open fire with mantle and hearth. Under stair storage cupboard. Wall mounted electric radiator. TV, broadband and phone point. Ample plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

15'7" x 10'6" (4.77 x 3.21)

Double glazed window to the rear aspect. A range of wall and base fitted units with straight-edge work surfaces. Sink with drainer. Integrated double oven, induction hob and extractor. Space and plumbing for under counter fridge freezer and washing machine. Storage cupboard. Tiling around water sensitive areas. Wall mounted electric radiator. Ample plug sockets. Skirting. Tiled flooring within kitchen. Carpeted flooring in the dining area. Double glazed french doors leading to rear garden.

FIRST FLOOR

Double glazed window to the side aspect. Skimmed ceiling. Smoke sensor. Access to boarded loft benefitting from pull down ladder, lighting and plug sockets. Airing cupboard housing hot water tank. Wall mounted electric radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

14'3" x 9'5" (4.34m x 2.87m)

Double glazed window to the rear aspect. Skimmed ceiling. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'1" x 8'4" (3.38m x 2.54m)

Double glazed window to the front aspect with distant sea views. Skimmed ceiling. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.



BEDROOM THREE

7'9" x 7'3" (2.38m x 2.23m)

Double glazed window to the front aspect with distant sea views. Skimmed ceiling. Wall mounted electric radiator. Plug sockets. Skirting. Carpeted flooring.

FAMILY BATHROOM

6'11" x 5'8" (2.11 x 1.75)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Shower cubicle with power shower over. Wash basin with mixer tap, storage above and splashback. WC with push flush. Skirting. Vinyl flooring.

OUTSIDE

To the front- Hardstanding driveway leading to front door. Low maintenance front garden surrounded by stone chippings. PadPoint electric vehicle charger.

To the rear- Low maintenance tiered garden. Outside store measuring 1.24m x 1.00m ideal for storing garden equipment. Outside tap. Access into garage.

GARAGE

16'9" x 8'0" (5.13 x 2.44)

Metal up and over door. Ample plug sockets.

SERVICES

Connected to mains electricity, water and drainage. This property falls under Council Tax Band B.



Directions To Property

Leaving St Austell, take the Holbush Road towards St Blazey/Par. Pass through the traffic lights and across the bottom of the St Austell distributor road. Continue straight ahead at the Par Moor roundabout. At The Four Lords, turn right into Trenovissick Road. Continue along and then turn left onto Old Roselyon Road. Follow the road up, taking the second turning to the left onto Helleur Close. The property will then be located on your left-hand side where a member of the Millerson team will be there to meet you.

Contact Us

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Valuation Request



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) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	