



Mount Terrace
St. Blazey Gate
Par

PL24 2ET

Offers In The Region Of
£270,000

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED BUNGALOW
 - LARGE LEVEL PLOT
 - AMPLE PARKING
 - SCHOOLS CLOSE BY
 - GREAT POTENTIAL
- GARAGE AND CARPORTS
- CLOSE TO AMENITIES
- QUIET RESIDENTIAL LOCATION
- SCAN HERE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 957.00 sq ft



4



1



2



E42

Property Description

Millerson Estate Agents are thrilled to market this spacious, four bedroom bungalow situated in Par. In need of some modernisation, this property is set upon a large mature plot at the end of a quiet road and would make an ideal family home. The property is heated via gas central heating with accommodation briefly comprising of an entrance porch, long hallway, lounge, kitchen/diner, four bedrooms and a shower room. The property can be approached via two small roads which lead into a driveway providing parking for multiple vehicles. The garden is mostly laid to lawn and additional benefits include a detached garage and carport. Viewings are strictly by appointment and are highly recommended to appreciate all that this property has to offer.

Location

Situated on the outskirts of Par and tucked away off the main road, 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 5-minute drive. Further afield lies Fowey and it's quirky meandering streets, the picturesque walks of the Roseland Peninsula, the harbour at Charlestown and of course the sandy beaches which are ideal for kayaking, surfing or paddle boarding - a great opportunity to discover all the coves that Cornwall has to offer.

Entrance Porch

5'2" x 3'8" (1.58m x 1.12m)

Half glazed front door. Telephone point. Wall light. Glazed door leading to:

Hallway

32'9" x 3'4" (10m x 1.03m)

Long hall with built in airing cupboard with insulated immersion tank. Access to loft space. Cloaks cupboard.

Kitchen/Diner

19'6" x 11'0" (5.96m x 3.37m)

A great family room benefitting from a range of base units and draws, work tops, built in cooker, tiled splash backs and matching wall units with pelmet lighting, Display shelving. One and half sink unit with mixer taps and draining board. Plumbing for washing machine. Space for fridge and freezer. Double glazed window to side elevation. Upvc door to rear driveway. Dining area with gas fire place.

Lounge

14'0" x 10'11" (4.29m x 3.35m)

Double glazed window to front elevation. Panelled radiator. Coal effect gas fire inset with surround and wooden mantle piece. Picture rail.

Bedroom One

12'7" x 11'0" (3.84m x 3.36m)

Double glazed window to front elevation. Panelled radiator. Picture rail. Built in cupboard.

Shower Room

7'10" x 5'11" (2.41m x 1.81m)

Large tiled shower with Mira shower. Pedestal wash basin. Low level WC. Panelled radiator, Obscure double glazed window to rear.

Bedroom Two

10'5" x 8'7" (3.19m x 2.63m)

Double glazed window. Panelled radiator.

Bedroom Three

9'10", 18'0" x 8'7" (3.57m x 2.62m)

Double glazed window to rear elevation. Panelled radiator. Two built in wardrobes. One wall with wood panelling.

Bedroom Four

11'8" x 10'10" (3.57m x 3.31m)

Double glazed window to front elevation. Panelled radiator. Built in wardrobe and dressing table.

Outside

The property is best approached via a small road off Trenovissick Road which leads to the parking area, covered carport and garage. The rear of the bungalow has a sheltered terrace and path leading to the front garden which is well established with mature trees and shrubs. The property can also be accessed from Mount Terrace. This access provides more parking and a further carport area.

Garage

22'11" x 9'10" (7m x 3m)

With up and over door and power.

Agents Note

Under the Estate Agency Act, we are responsible for notifying potential purchasers that this vendor is connected with a member of staff working within Millerson.

Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 4 bedrooms, 1 bathroom, 2 receptions

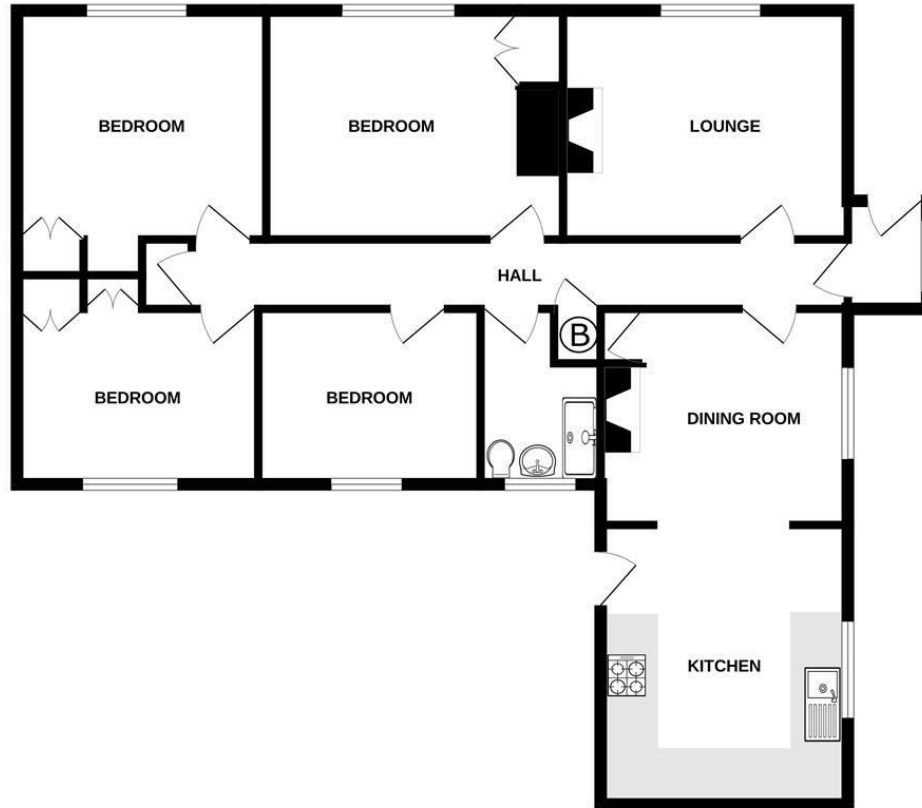
Electricity supply: Mains electricity



Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
 Parking: Garage, Driveway, Gated, Off Street, Private, and Covered
 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: E
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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.



GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

On entering St Blazey from St Austell, turn right at the Four Lords Pub, down Trenovissick Road. After approximately 200-yards, turn right onto Mount Terrace where you will shortly find the property located at the end of the lane on your left hand side and clearly visible with a Millerson For Sale sign.

Contact Us

Millerson Estate Agents
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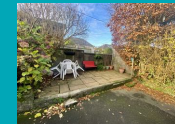
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