

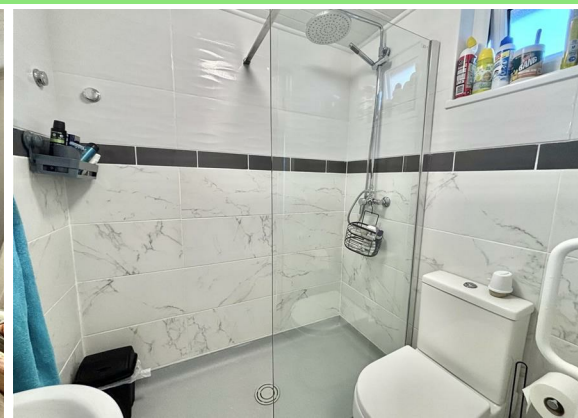
# Manor View

## Par

### PL24 2EL

Offers In Excess Of  
£260,000

- THREE WELL PROPORTIONED BEDROOMS
  - TWO BATHROOMS PLUS EN-SUITE SHOWER ROOM
  - EXPANSIVE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - THREE RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - POPULAR RESIDENTIAL LOCATION
  - DOUBLE GLAZING THROUGHOUT
  - CONNECTED TO ALL MAINS SERVICES
  - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 731.94 sq ft



3



3



2



D65

### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this spacious, three bedroom detached home to this market. Being tucked away within an extremely popular, residential location this home is within walking distance to local amenities, schools and transport links - perfect for those looking to get their foot onto the property ladder. In brief the accommodation comprises of a bright and airy entrance hallway with doors leading off to an expansive lounge, kitchen/diner and conservatory, the perfect place to read your favourite novel or simply enjoy a beverage in the Cornish sunshine. The current owners have converted the garage into a reception room and wet room, which is currently being utilised as a study but could double up as a downstairs bedroom if required. On the first floor, the property showcases three well-proportioned bedrooms and a family bathroom. The primary bedroom also benefits from having an en-suite shower room. Externally, it benefits from having a low maintenance, rear garden with an abundance of potted plants and shrubbery along the periphery. Additional features include off-road parking for multiple vehicles, footings for garden sheds or greenhouses and an outside tap. This property is connected to mains water, electricity, gas and drainage. It also falls within Council Tax Band C. 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 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 have to offer.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

Wooden frosted double glazed door. Coving. Consumer unit. Skirting. Tiled flooring. Doors leading into:

#### LOUNGE

14'6" x 11'11" (4.43m x 3.64m )

Coving. Double glazed window to the front aspect. Gas fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Wooden flooring.

#### KITCHEN/DINER

15'3" x 10'2" (4.66m x 3.11m)

Coving. Double glazed window to the rear aspect. A range of wall and based fitted cupboards. Wall mounted gas combination boiler. Integrated electric fan oven/grill with electric four ring hob and extractor hood above. Under-stairs storage cupboard. Splash-back tiling. Stainless steel sink with drainer. Space and plumbing for a fridge, freezer and tumble dryer. Multiple plug sockets. Radiator. Skirting. Tiled flooring.

#### CONSERVATORY

15'9" x 9'6" (4.82m x 2.92m)

Double glazed door leading into the rear garden. Tiled flooring.

#### STUDY

10'3" x 8'2" (3.13m x 2.50m )

Skimmed ceiling. Loft access. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

#### INNER HALLWAY

Coving. Skirting. Laminate flooring. Doors leading into:

#### WETROOM

5'6" x 4'7" (1.68m x 1.42m )

Frosted double glazed window to the rear aspect. Extractor fan. Fully tiled. Mains fed waterfall shower. Wash basin with mixer tap. W.C. Vinyl flooring.

#### FIRST FLOOR LANDING

Coving. Double glazed window to the side aspect of the property. Loft access. Smoke alarm. Plug sockets. Skirting. Carpeted flooring. Doors leading into:

#### BEDROOM ONE

12'2" x 11'9" (3.72m x 3.59m)

Coving. Two double glazed windows to the front aspect. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring. Archway leading into:



### EN-SUITE SHOWER ROOM

5'5" x 3'1" (1.67m x 0.96m )

Extractor fan. Coving. Over-stairs storage cupboard. Partially tiled. Shower cubicle housing a mains fed shower. Wash basin. Shaver point. Skirting. Carpeted flooring.

### BEDROOM TWO

9'3" x 8'2" (2.83m x 2.51m )

Coving. Double glazed window to the rear aspect of the property. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

6'3" x 6'1" (1.93m x 1.87)

Coving. Extractor fan. Frosted double glazed window to the side aspect. Mostly tiled. Mains fed shower over bath. Wash basin. Shaver point. W/C. Radiator. Skirting. Vinyl flooring.

### BEDROOM THREE

8'3" x 5'9" (2.53m x 1.77m)

Coving. Double glazed window to the rear aspect of the property, which boasts far reaching rural views. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### OUTSIDE

To the rear of the property there is an enclosed, hard standing rear garden which is encompassed by an abundance of potted foliage, shrubbery and trees - perfect for those with green fingers amongst us. Furthermore two timber storage sheds, a pond and an outside tap can also be found.

### PARKING

This property benefits from having off road parking for multiple vehicles, with scope to create more if needed. On-street parking can also be found close by.

### SERVICES

This property is connected to mains water, electricity, gas and drainage. It falls within Council Tax Band C.

### MATERIAL INFORMATION





Manor View, Par, PL24 2EL

## Verified Material Information

Council tax band: C

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

Tenure: Freehold

Property type: House

Property construction: Standard form

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: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

Parking: Driveway

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: Level access shower

Coal mining area: No

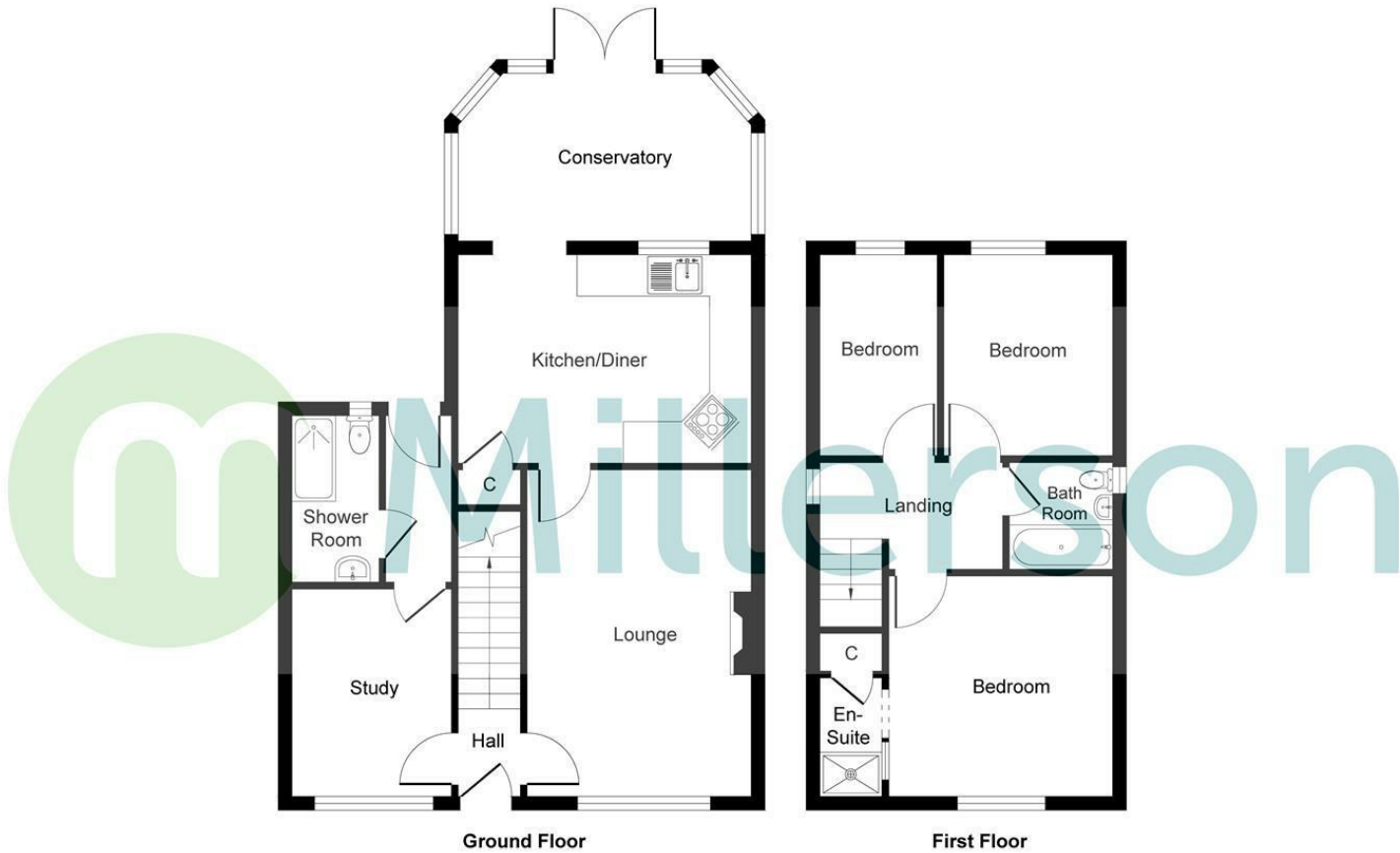
Non-coal mining area: Yes

Energy Performance rating: D

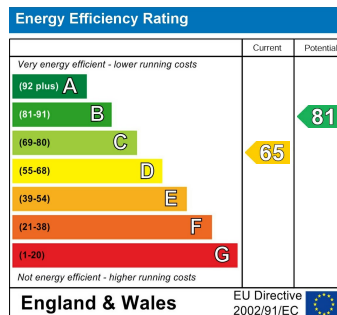
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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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## Directions To Property

From St. Austell take the A390 through Holmbush towards St. Blazey and continue without deviation, passing the Britannia Public House and restaurant on your right. At the top of the hill pass the Four Lords pub and then take the right hand turn on to Trenovissick road. Continue down this road as it merges in Par Lane until you approach the turning for 'Manor View' on your right. Take the turn into the estate and then take the 3rd turning on the left where the property will be located and clearly identified with a round 'For Sale'

## Contact Us

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