



Manor View

Par

PL24 2EN

Asking Price £240,000

- NO ONWARD CHAIN
- TUCKED AWAY POSITION
 - THREE BEDROOMS
- MODERN KITCHEN/DINER
- SHELTERED REAR GARDEN
 - GARAGE AND DRIVE
 - GAS CENTRAL HEATING
- CLOSE TO CENTRE OF PAR
 - MODERN BATHROOM
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 807.00 sq ft



PROPERTY DESCRIPTION

Tucked away in a cul-du-sac is this three bedroom semi-detached family home with accommodation that briefly comprises, entrance hall, living room, modern kitchen/diner and on the first floor are three bedrooms and a modern bathroom. The property sits in a lovely corner plot with a sheltered garden, detached garage and long driveway.

LOCATION

Manor View is a popular residential location a short walk from the centre of Par which hosts an extensive range of facilities including supermarkets, pubs, hairdressers, takeaways, local schools and many more local traders. There is also a local railway station which is on the mainline London /Penzance line and a branch line to Newquay. The popular beach of Par is about two miles away. Fowey, a beautiful and historic port, is about four miles away, and the main town of St Austell and the historic port of Charlestown are also only four miles away.

ENTRANCE HALL

Half-glazed Upvc front door opening into hallway, double-glazed window to front aspect, stairs to first floor and door to:

LIVING ROOM

14'3" x 11'1" (4.36m x 3.40m)

A spacious room with double-glazed window to front aspect, built-in electric fire, recesses to either side, laminate flooring, ample power points, double panelled radiator, understairs cupboard.

KITCHEN

15'9" x 10'8" (4.82m x 3.27m)

A lovely modern kitchen with white units, range of base units and matching wall units, wood-effect work tops, range of drawers and built-in cupboards, pantry cupboard, sliding pantry shelving, built-in 'Rangemaster' electric oven and hob, extractor hood over, sink unit, tiled splashback, double-glazed window to rear aspect, space and plumbing for washing machine, dishwasher and space for tumble dryer. Dining area with panelled radiator and double-glazed double patio doors to rear garden.

LANDING

Double-glazed window to the side, coved ceilings, built-in cupboard, access to loft space.

BEDROOM ONE

13'9"x 9'2" (4.21mx 2.81m)

Double panelled radiator, double-glazed window to rear aspect, coved ceiling and power points.

BEDROOM TWO

11'0" x 8'5" (3.37m x 2.59m)

Double-glazed window to front aspect, panelled radiator, coved ceiling and power points.

BEDROOM THREE

7'6" x 6'10" (2.30m x 2.10m)

Double-glazed window to front aspect, panelled radiator. power points.

BATHROOM

6'9" x 5'3" (2.08m x 1.61m)

A modern three piece bathroom suite, with panelled bath, waterfall mixer taps and shower attachment, Triton shower over, shower screen, vanity unit with waterfall mixer taps and cupboard below, close-coupled WC, panelled radiator, tiled walls, wall-mounted vanity mirror.

OUTSIDE

The garden is predominantly to the side and rear where there is a sheltered area ideal for alfresco dining and entertaining with an almost maintenance-free garden. Rear shed behind garage and small storage unit Parking for numerous cars on the drive leading to the:

GARAGE

16'8" x 8'6" (5.10m x 2.60m)

With power and light, roller door door.

And further sheds for useful storage.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

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



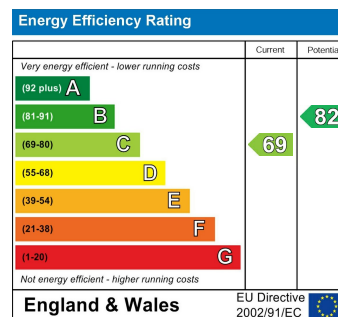
Heating: Central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great
 Parking: Garage and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - 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: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
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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.





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