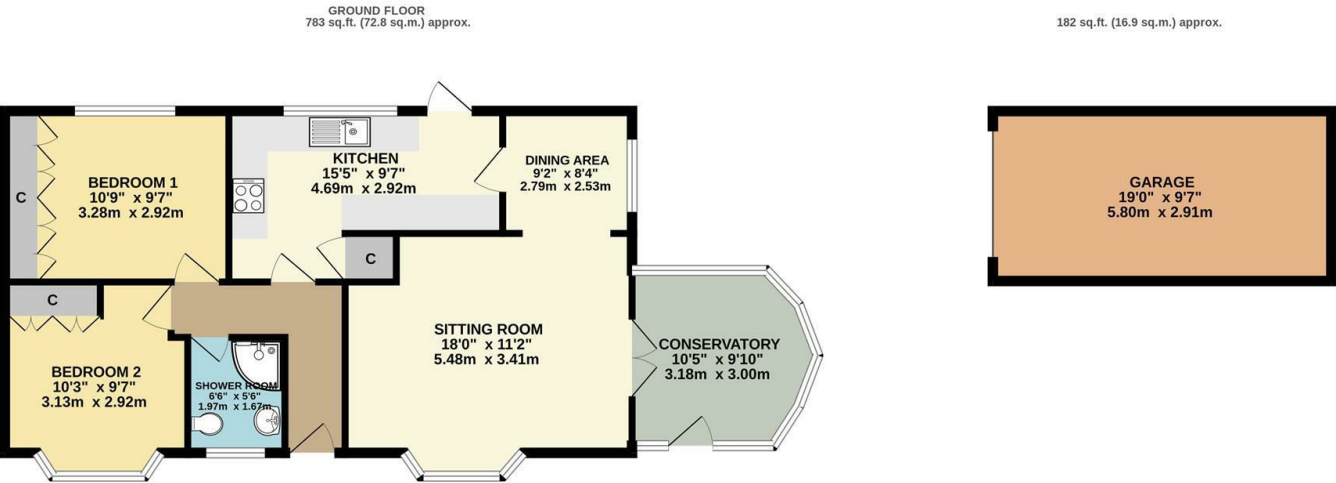




**3 GRIBBIN WAY MOUNTLEA COUNTRY PARK,
PAR, PL24 2JW
GUIDE PRICE £215,000**



TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.
 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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A TWO BEDROOM PARK HOME LOCATED ON THE VERY POPULAR MOUNT LEA COUNTRY PARK. BOASTING FABULOUS SEA VIEWS BEYOND TO GRIBBIN HEAD. CONSERVATORY, GARAGE, OFF ROAD PARKING SPACE AND GARDEN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



3 Gribbin Way Mountlea Country Park, Par, PL24 2JW

Mountlea Country Park is in an elevated position and enjoys panoramic views over Par Beach out towards the Gribbin. The park is within walking distance of many local amenities including Post Office, hairdressers, convenience stores, doctors surgery, running track, great pubs, takeaways and boasts a fantastic community network group constantly bringing the village together. Due to its elevated position the walk to the amenities and village does encounter a steep hill which is only really suitable for the fit and well!

Par beach a short drive away, is one of the handful of all year round dog friendly beaches in Cornwall . This will also give you access to the fabulous Cornish coast path. The many attractions of Cornwall are also close by. Within a 3-4 mile radius are some real Cornish gems including the ancient Port of Fowey, the Eden Project, Charlestown Harbour and Luxulyan Valley.

Travelling to Par couldn't be easier, it has a train station on the Penzance to Paddington mainline, is on a direct bus link and is only 35 minutes from Newquay airport.

THE PROPERTY

3 Gribbin Way is set in an elevated position and boasts beautiful panoramic views over the sea to Gribbin Head. These views can be enjoyed from the dining area, conservatory and certain areas of the garden.

The property comprises of a sitting room/dining room, conservatory, kitchen, two double bedrooms and a shower room.

From the parking area, a door opens directly into the kitchen (very useful for unloading the shopping!) The properties main entrance opens into a hallway with doors leading off to the kitchen, shower room and both double bedrooms.

The kitchen has ample base and wall storage units, work tops and a breakfast bar for friends or family to sit and chat whilst preparing meals. Integrated is an electric oven with gas hob with space for an upright fridge freezer and washing machine. There is also a handy built in storage cupboard.

From the kitchen, a door opens into a light bright living area where, from the dining area, you get to enjoy the sea views over to the countryside beyond and the Gribbin head. The sitting area is centred around the focal point of the room, an electric fire place with marble surround and hearth.

A good sized conservatory leads off from the living room and is perfect to sit and relax, offering the best place to watch the ever changing weather over the bay. No two days are the same!



From the entrance hall, doors open into two large double bedrooms, both with built in fitted wardrobes. The shower room comprises of a corner shower cubicle, wash hand basin, WC.

OUTSIDE

The property offers a very easy to maintain outside space. The front and to the side is mostly laid to gravel and provides off road parking and garage with power the rear garden can be accessed either side of the property through metal gates and is patioed giving an ideal place to sit and relax in the summer sun.

The owner is responsible for the maintenance of the pitch which includes the garage.

AGENTS NOTES

Maintenance monthly fee is £174.12

Age restricted to 55+

EPC RATING - F

TENURE - FREEHOLD

COUNCIL TAX - A

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk