



MAY WHETTER & GROSE

41 POLMEAR ROAD, PAR, PL24 2AW
GUIDE PRICE £425,000



**** VIDEO TOUR AVAILABLE ON REQUEST ****

AN IMPECCABLY PRESENTED SEMI DETACHED HOUSE. BOASTING THREE BEDROOMS, GARAGE, AND OFF ROAD PARKING TO THE REAR. THE PROPERTY GREATLY BENEFITS FROM DELIGHTFUL ELEVATED SEA VIEWS WITH AN OPEN PLAN KITCHEN/DINER, GROUND FLOOR WC. UPVC DOUBLE GLAZING THROUGHOUT AND AN IMMACULATELY MANICURED FRONT GARDEN. WITH MAINS GAS CENTRAL HEATING AND UPDATED FIRST FLOOR SHOWER ROOM. THE PROPERTY HAS BEEN GREATLY UPDATED BY THE CURRENT OWNERS OVER RECENT YEARS. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED FAMILY HOME WITHIN CLOSE PROXIMITY OF AMENITIES AND BEACH.

EPC: C



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

Directions

From St Austell take the A390 easterly to the roundabout adjoining the Britannia Inn. At the roundabout take the second exit on to Par Moor road (A3082). Follow the road to the traffic lights by the bridge and continue to the junction by the Par Inn. Turn right into Par Green and follow the one way system taking the next right onto Eastcliffe Road. Bear left onto Polmear Road, follow the road along and Number 41 is on the left hand side where a board will be found for identification

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Vestibule

Providing access via an updated front door with upper inset double glazing with obscure glazing allowing external access into Entrance Hall.

Entrance Hall

13'4" x 6'6" (4.07m x 2.00m)



With further UPVC double glazed window to left hand side of front door and high level sealed glazed units above allowing fantastic natural light. Door through to Lounge. Door through to open planned Kitchen Diner. Additional door opens to provide access to the property's storage void offering tremendous shelved storage options. With the remainder of the under stairs storage opened as an additional storage area. Tiled flooring and radiator. Carpeted floor and wall mounted thermostatic controls.

Lounge

12'1" x 12'3" (3.69m x 3.75m)



With UPVC double glazed bay window to front elevation affording truly spectacular views over Par Bay to the front of the property. Focal fireplace housing log burner with wooden mantel above, set on slate hearth. Carpeted flooring. Television aerial point. Radiator.



Kitchen Diner

19'1" x 21'4" (5.82m x 6.52m)



With UPVC double glazed door allowing access to the rear patio and in turn rear parking area. Additional UPVC double glazed door to right hand side elevation with full glazed panel and providing access to the side access pathway. Door through to ground floor WC. UPVC double glazed windows to rear and side elevations. Continuation of tiled flooring. Two radiators and updated kitchen with matching wall and base kitchen units incorporating dishwasher with compressed composite worktops to the rear of the kitchen with real wood work surfaces on the central island. Space for large mains gas range with fitted extractor hood above. Stainless steel sink with central mixer tap. Tiled walls to water sensitive areas. Space for American style fridge freezer. The kitchen benefits from soft close technology and space for dining table. The current owners utilise this as a Kitchen, Lounge Diner. It is a very versatile family space.



*Agents Note: This regulates the temperature between the property and the loft preventing condensation.

Shower Room

7'11" x 8'7" (2.43m x 2.62m)



With UPVC double glazed window to rear elevation with obscure glazing. Updated three piece white shower suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin with central mixer tap and large fitted shower enclosure with wall mounted shower featuring overhead and detachable body nozzles. Tile effect vinyl flooring. Part tiled walls, electric plug in shaver point. Fitted extractor fan and heated towel rail.

WC

4'1" x 3'5" (1.26m x 1.06m)



With UPVC double glazed window to side elevation with obscure glazing. Matching updated two piece white WC suite comprising low level flush WC with dual flush and soft close technology. Pedestal ceramic hand wash basin with central mixer tap. Continuation of tiled flooring. Part tiled walls and radiator.

Bedroom Two

10'11" x 11'11" (3.34m x 3.64m)



With UPVC double glazed window to side elevation. Wood effect vinyl flooring, textured ceiling and radiator. A generous double second bedroom.

First Floor Landing

7'2" x 7'7" (2.20m x 2.33m)



With doors off to Bedrooms one, two, three and shower room. Carpeted flooring. Loft access hatch. Nu Air vent *

Bedroom One

12'6" x 11'1" (3.83m x 3.39m)



With UPVC double glazed bay window to front elevation affording truly spectacular views over Par

Bay to the front of the property. Wood effect vinyl flooring. Television aerial point. Radiator .

Bedroom Three

7'7" x 7'4" (2.32m x 2.25m)



With UPVC double glazed window to front elevation again affording truly spectacular sea views. Wood effect vinyl flooring. Radiator. This room is currently utilised as a walk in wardrobe, however would comfortably house a single bed.

Agents Note: The property is a credit to the current owners and is immaculately presented throughout. The current owners have made a number of upgrades in recent years including a new tiled roof. Updated electrics, updated plumbing and updated heating. There is 100mm insulation on the external walls to provide greater energy efficiency. We understand the property was built Circa 1930.

External Description

To the front, steps lead up an iron gate providing hard standing walkway to the front door. Initially in front of the property there is an elevated patio taking in the most of the delightful elevated views. Below this is an area of chippings to either side of an additional patio area complete with greenhouse and to the initial section of the front garden is a beautifully manicured area of lawn extremely well stocked and surrounded with a well planted bed full of an array of evergreen planting and shrubbery. To the right hand side of the property a hard standing walkway provides access to the rear via an elevated planting bed. There is a outdoor tap to the left hand walkway just before the door way to the Kitchen Diner. Beyond the kitchen diner is additional gates which lead to steps providing access to the side garage door and in turn to rear parking area.

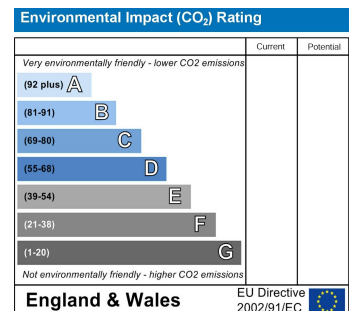
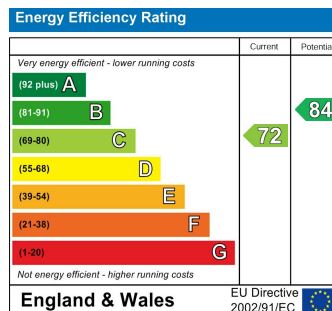
Garage

17'3" x 12'6" (5.27m x 3.83m)



With UPVC double glazed door to side elevation with upper obscured glazing providing access from the side walk way. Additional UPVC double glazed window to opposite side. Remote control electric garage door provides vehicular access. The garage benefits from the addition of light and power, with the property's mains gas central heating boiler located to the far right corner. Garage also benefits from useful eaves storage. To the right hand side of the garage is an open car port allowing additional off road parking options with steps leading down to a further patio area and access back through to the second door into the Kitchen Diner.

COUNCIL TAX BAND: C



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.