



MAY WHETTER & GROSE

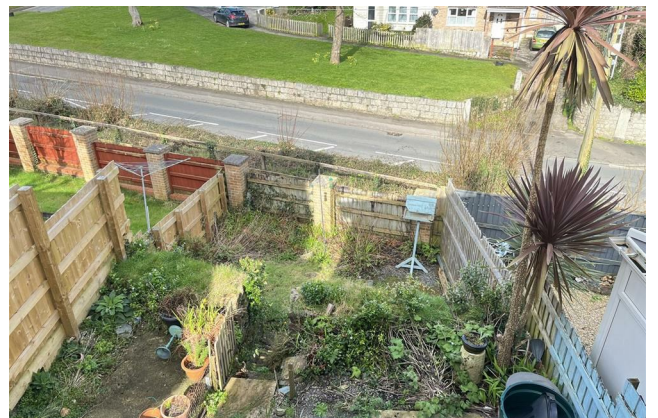
218 MANOR VIEW, PAR, PL24 2ER
GUIDE PRICE £180,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A CHAIN FREE SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A POPULAR NO THROUGH ROAD LOCATION WITHIN CLOSE PROXIMITY TO SHOPPING FACILITIES AND MANY LOCAL BEACHES. FURTHER BENEFITS INCLUDE A LOW MAINTENANCE PLOT, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. AVAILABLE WITH NO ONWARD CHAIN, AN EARLY VIEWING IS RECOMMENDED TO FULLY APPRECIATE THIS WELL POSITIONED HOME.

EPC - C



Location:

Par is an extremely popular area with an excellent range of local amenities including library, chemist, super market, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

Directions:

From St Austell head out onto the A390 towards St. Blazey passing The Britannia Inn and Waves Restaurant on your right hand side heading up the hill. Follow the road around and pass the petrol station and The Four Lords pub taking the next right down onto Trenovissick Road. Head down to the bottom towards Par taking the right into Manor View. Follow the road through the development where number 218 can be located on the right hand side. For ease of identification the number range for each off shoot is clearly numbered. Number 218 is located on the right hand side of the road set back in the corner of the development with the drive to the front of the property (right hand side of shared drive).

Accommodation:

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

Entrance Porch:

4'11" x 3'5" (1.52m x 1.05m)

Hardwood main front door with inset obscure glazing allows external access into entrance porch. With UPVC double glazed window to front elevation, carpet flooring, textured ceiling. Door through to lounge.

Lounge:

14'9" x 12'9" (4.51m x 3.89m)



UPVC double glazed window to front elevation. Door through to kitchen diner. Radiator. Carpet flooring, carpeted stairs to first floor. Radiator, three television areal points. Textured ceiling, focal electric fire set within decorative marble backing with matching hearth and decorative wooden mantle. BT OpenReach telephone point.



Kitchen Diner:

12'8" x 9'6" (3.88m x 2.92m)



UPVC double glazed patio doors to rear elevation allowing access to the low maintenance rear garden. Further UPVC double glazed window to rear elevation. Matching wall and base kitchen units. Roll top work surfaces. One and half bowl sink with central mixer tap and matching draining board. Fitted electric Beko oven with four ring mains gas hob above and fitted extractor hood over. Tiled walls to water sensitive areas, tiled effect vinyl flooring. Space for additional kitchen appliances. Radiator, space for dining table. Door opens to provide access to the under stairs storage void. Textured ceiling. The properties mains gas baxi 400 central heating boiler is located within one of the wall mounted kitchen units.

Landing:

6'1" x 6'0" max (1.87m x 1.85m max)



With doors off to double bedrooms one, two and family bathroom. Carpet flooring, textured ceiling and loft access hatch.

Bedroom One:

UPVC double glazed window to rear elevation affording delightful elevated views over the surrounding area. Carpeted flooring, radiator, telephone point. Inbuilt wardrobe recess and textured ceiling.





Bedroom Two:
12'9" x 8'10" (3.91m x 2.71m)



UPVC double glazed window to front elevation, overlooking front parking area. Carpeted flooring, radiator, textured ceiling. Door provides access to over stair storage void housing the hot water tank. With further slatted storage options to the left hand side.

Bathroom:
6'5"x 6'4" (1.98mx 1.95m)



UPVC double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with wall mounted Mira Jump electric shower over. Tiled walls to water sensitive areas. Tiled effect vinyl flooring and Radiator. Textured ceiling and extractor fan.



External



Tucked away off one of the right hand no through roads

Front Garden



To the front a large tarmac area allows off road parking (Note: number 218 owns the right hand side bay in the parking area) with steps leading down to provide access to the front door. The front garden is laid to paved slabs with established planting and shrubbery. To the left hand side of the property a wooden gate provides access to the low maintenance rear garden.

Rear Garden



The paved walk way flows down the left hand side of the property via a wooden gate and continues around the rear where there is a patio area off the kitchen diner. There are also plum slate and granite chippings and concrete hard standing area. Then a further wooden gate provides access to steps leading down to sunken area of lawn which is well enclosed with wood fencing to the right, left and rear elevations. At the rear of the property there is also an outdoor tap.

Council Tax: Band B

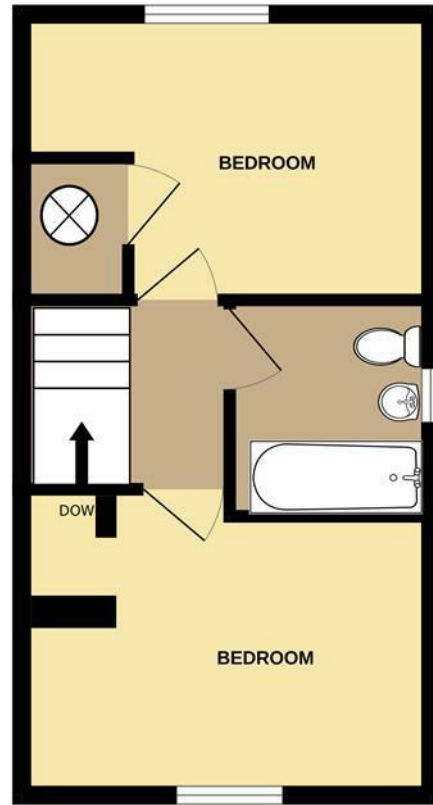
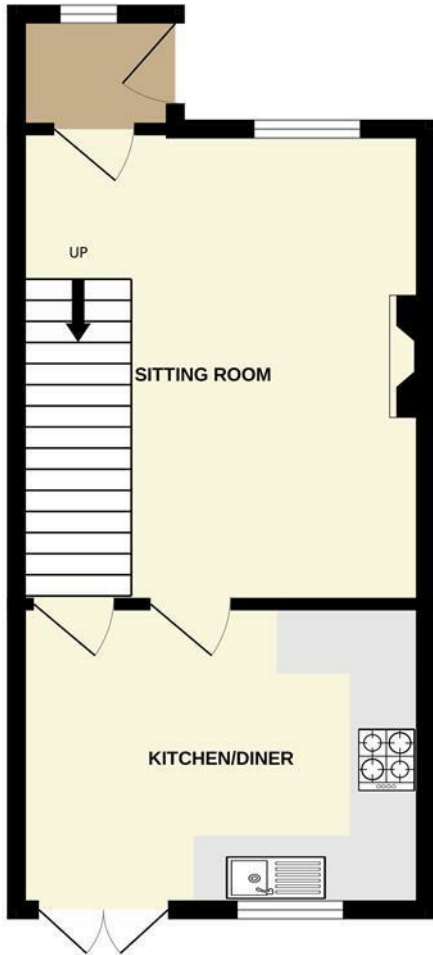
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST 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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