



MAY WHETTER & GROSE

267A MANOR VIEW, PAR, PL24 2EP
GUIDE PRICE £315,000



LOCATED NOT FAR FROM PAR BEACH AND THE COASTLINE, THE MAIN LINE RAILWAY STATION AND JUST A SHORT DRIVE TO THE LUXULYAN PRIDEAUX VALLEY, IS THIS IMPECCABLY PRESENTED DETACHED FAMILY RESIDENCE FINISHED TO A HIGH STANDARD THROUGHOUT. CURRENTLY OFFERS LOUNGE, KITCHEN/DINER, CLOAKROOM TO THE GROUND FLOOR WITH THREE BEDROOMS, EN-SUITE AND FAMILY BATHROOM TO THE FIRST. A DELIGHTFUL LOW MAINTENANCE ENCLOSED REAR GARDEN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS FINISH THROUGHOUT AND POSITION WITHIN THIS MUCH SOUGHT AFTER MODERN DEVELOPMENT. EPC - D



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 on to the A390 to St Blazey past Leek Seed chapel on the left and garage on the right and turn right after the Four Lords pub onto Trenovissick Road. Head down to the bottom past the shop and play area on your right. With Old Roselyon Road on your left take the next right into Manor View on the right. Head up the hill, over the mini roundabouts towards the top of the development where the property will be located on your right hand side.

Accommodation

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

From the driveway a covered canopy entrance with outside courtesy lighting to part obscure glazed panel door opening through into entrance hall.

Entrance Hall

Double glazed window to the side, light warm coloured wood effect floor covering which continues through into the main downstairs living space. Carpeted stair case with handrail to the first floor and radiator.

Cloakroom/W.C.

Low level WC and hand basin with tiled flooring and part wall surround. Chrome heated towel rail. Vanity storage mirrored fronted cabinet. Recessed spotlighting and obscure double glazed window with fitted blind.

Lounge

14'7" x 12'5" (4.47 x 3.80)



Radiator beneath double glazed window with fitted blind enjoying an outlook over the front garden and driveway. Door through into under stairs storage with light. Feature media wall with recess for entertainment devices.



Kitchen/Diner

7'5" x 9'9" (dining area) 8'0" x 9'8" - maximum (k (2.27 x 2.99 (dining area) 2.45 x 2.96 - maximum (k)



A light and spacious area. The feeling of space is further enhanced with bright white wall surround, double doors that lead out onto the low maintenance garden with fitted blinds. Window within the kitchen area also with blind. The kitchen has been thoughtfully designed and remodelled incorporating a range of white gloss fronted wall and base units and under unit lighting. Attractive polished tiled bevelled edge splashback and marble stone work surface, incorporating four ring NEFF gas hob with integrated oven below and extractor above. Stainless steel one and half bowel sink with mixer tap. Freestanding space for American Style Fridge/Freezer. Recessed spotlighting throughout.

Principal Bedroom

9'10" x 12'5" (3.01 x 3.79)



Finished with feature painted wall. Double glazed window with fitted blind and radiator beneath. Door through into en-suite.



En-Suite

4'7" x 7'0" - maximum (1.42 x 2.14 - maximum)



Low level WC, hand basin and bi-fold door into



Carpeted stair case with hand rail turning to the first floor landing where there is a double glazed window fitted with blind. Doors to all three bedrooms, family bathroom and one into airing cupboard with slatted shelving. Access through to the loft.

shower cubicle. All finished with a part tiled wall surround. Chrome heated towel rail. Wall mirror. Obscure double glazed window with blind and shaver socket to the side. Recess spotlighting and extractor fan.

Family Bathroom

6'1" x 6'0" (1.86 x 1.83)



Remodelled and updated white suite comprising low level WC, hand basin and tiled bath surround with shower screen and ceiling rain effect shower head. Wall mounted mixer taps. Large mirror and recessed spotlighting and extractor fan. Obscure double glazed window with fitted blind and shaver socket. Chrome heated towel rail behind the door.

Bedroom

8'4" x 9'5" (2.56 x 2.89)



Double glazed window with fitted blind and radiator beneath enjoying some views out over the development and onto some countryside.

Bedroom

8'4" x 6'1" (2.55 x 1.86)



Also located to the rear and enjoying a similar outlook from the double glazed window with blind and radiator beneath.

Outside



To the front the property is set back from the road into the development. A good size tarmac area to the front

provides parking for three/four vehicles and an electric car charging point, with low maintenance stone pebbled base with mature palm. The driveway leads up the side to the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		68	82

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	

Garage

18'0" x 8'9" (5.49 x 2.69)

With up and over door to the front, power and light. An obscure double glazed door to the rear. Water and plumbing for further white good appliances.

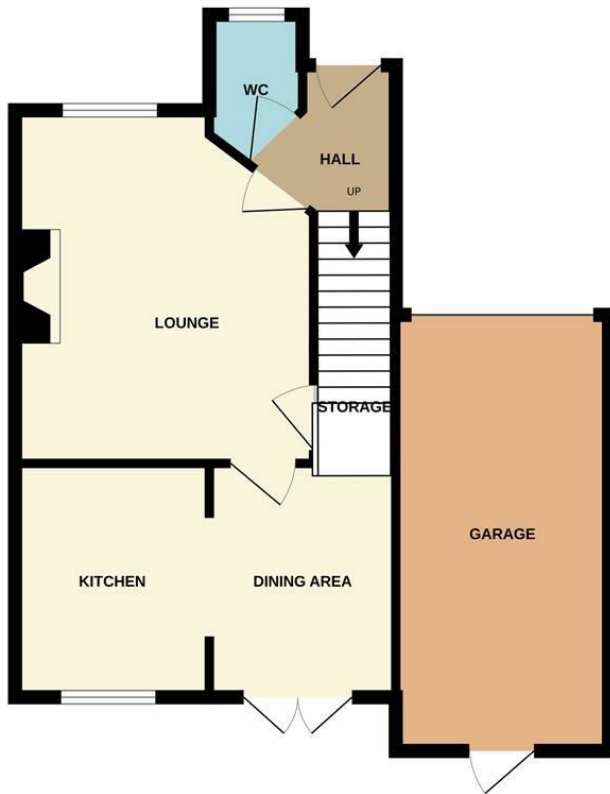


The rear garden leads out from the kitchen/diner out onto a paved patio area with steps to the side. Outside tap and balustrade. Low maintenance stone pebbled base surround with further gentle steps down onto an area of artificial lawn with additional patio area and timber built shed. Two mature palms and all enclosed with fence panelling, offering a reasonable degree of privacy and light.

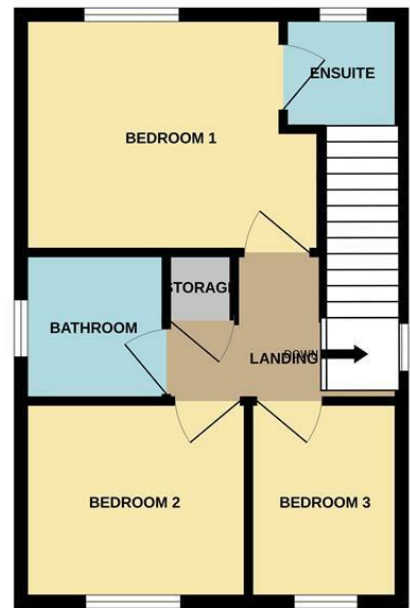
Council Tax Band - C



GROUND FLOOR



1ST FLOOR



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