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**Manor View,  
Par, St Austell**

**£350,000  
Freehold**





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**Freehold**

### Property Introduction

An opportunity to purchase this splendid detached brick built family home, located on the popular residential estate of Manor View within a quiet cul-de-sac location.

Accessed via a recessed front entrance, an inner hallway leads to a ground floor cloakroom, lounge, dining room with double doors opening to the garden, fitted kitchen, whilst to the first floor are four bedrooms, the principal with en-suite and a family bathroom. Throughout the accommodation benefits from uPVC double glazed windows and doors complemented by a gas fired central heating system.

Externally the property is approached by steps with railings to the front with side access leading around to the rear tiered garden being sheltered with various sitting out areas along with a greenhouse and a summerhouse.

### Location

Manor View is a popular residential area close to many amenities such as supermarket, doctors surgery and of course the nearby quaint town of Fowey known as the home to the author Daphne du Maurier. There are two Primary Schools within a reasonable distance as well as the historic fishing port of Charlestown which has been utilised on many occasions for period dramas and films, due to its pretty location, cottages and cobbled streets, making this an excellent location to enjoy.

St Austell itself offers a range of high street multiples with the cathedral city of Truro approximately sixteen miles distant being the main centre in Cornwall for business and commerce.

### ACCOMMODATION COMPRISES

Door opening to:-

#### ENTRANCE HALLWAY

Staircase to first floor. Laminate floor. Radiator and access to:-

#### GROUND FLOOR CLOAKROOM

Double glazed window. Close coupled WC and circular wash hand basin. Radiator.

## **LOUNGE 18' 11" x 11' 6" (5.76m x 3.50m) maximum measurements into bay**

Double glazed windows to front and side elevation. Feature electric fire. Laminated floor. Two radiators. Double doors giving access through to:-

## **DINING ROOM 10' 11" x 8' 8" (3.32m x 2.64m)**

Double glazed doors giving access to garden. Laminated flooring. Radiator. Doorway accessing:-

## **FITTED KITCHEN 11' 10" x 9' 1" (3.60m x 2.77m)**

A well fitted kitchen with double glazed window to rear elevation, one and a quarter stainless steel sink unit with mixer tap. A good range of base and wall and floor mounted cupboard with a range of work surfaces. Pull out larder style storage cupboard. Three drawer storage unit. Part tiled walls. Integrated dishwasher, double oven and hob with extractor over. Tiled floor, skirting lighting and under stairs storage cupboard. Radiator.

## **HALF TURN STAIRCASE**

Leading to:-

## **FIRST FLOOR LANDING**

Window to side elevation. Access to loft. Radiator. Airing cupboard with factory lagged cylinder. Access to:-

## **BEDROOM ONE 9' 8" x 9' 3" (2.94m x 2.82m)**

Double glazed window to rear elevation with views towards the distant hills. Radiator.

## **BEDROOM TWO 11' 0" x 6' 10" (3.35m x 2.08m)**

Double glazed window to rear elevation with views towards the distant hills. Radiator.

## **BEDROOM THREE 9' 3" x 6' 7" (2.82m x 2.01m)**

Double glazed window to front elevation.

## **PRINCIPAL BEDROOM FOUR 10' 3" x 9' 7" (3.12m x 2.92m)**

Double glazed window to front elevation. Radiator. Built-in triple wardrobes with inset mirrors. Access through to:-

## **EN-SUITE SHOWER ROOM**

Double glazed window. Close coupled WC, pedestal wash hand basin and shower cubicle. Part tiled walls, radiator and extractor fan.

## **BATHROOM**

Double glazed window. Panelled bath with shower over and shower screen, close coupled WC and pedestal wash hand basin. Radiator. Part tiled walls and extractor fan.

## **OUTSIDE FRONT**

As previously mentioned, from the front of the property steps with railings descend giving access to a covered external porchway leading to the property. From the front is access to the single garage.

## **SINGLE GARAGE 17' 2" x 8' 9" (5.23m x 2.66m)**

Up and over door. Power connected. Tandem parking in driveway in front.

## **REAR GARDEN**

The rear garden has been tiered with the first level being paved with some artificial lawn, pagoda, useful external water tap and power point. Steps descend down giving access to a greenhouse leading to an additional sitting area being decked and accessing a summerhouse.

## **SERVICES**

Mains water, mains drainage, mains electricity and mains gas.

## **AGENT'S NOTE**

The Council Tax band for the property is band 'D'.

## **DIRECTIONS**

Proceeding down Park Lane, turn right into Manor View. Continue up the hill taking the fourth turning on the left hand side, continue up and following the road into the cul-de-sac on the left hand side where the property is located. If using What3words:- asterisk.long.political

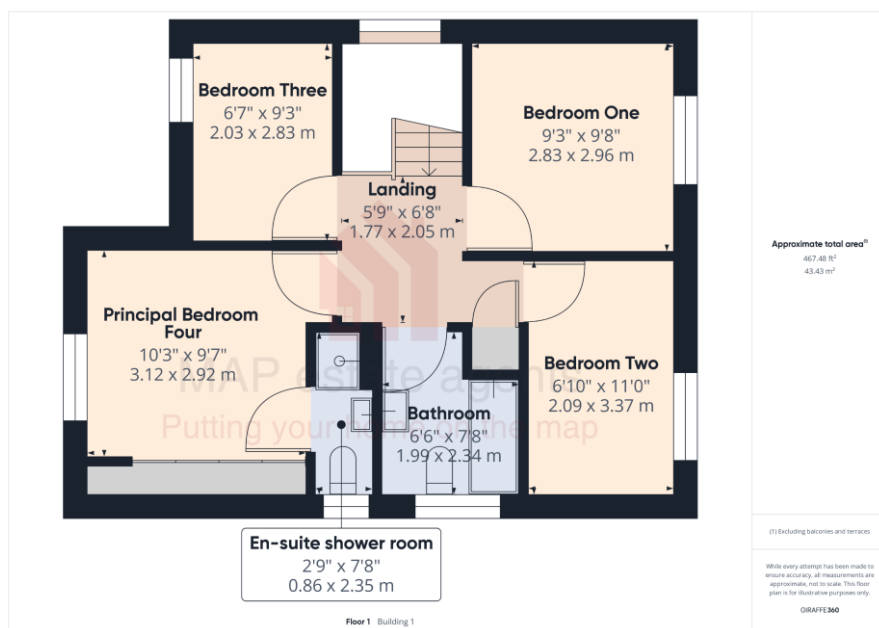
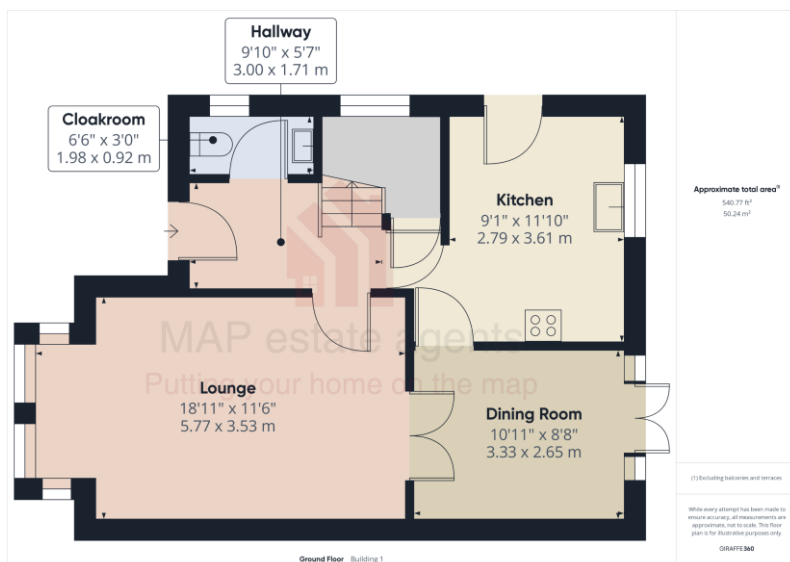


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- A very well presented detached family home
- Four bedrooms, principal with en-suite
- Lounge and separate dining room
- Fitted kitchen with integrated appliances
- Ground floor cloakroom, first floor bathroom
- uPVC double glazing and gas central heating
- Garage plus additional parking
- Enclosed rear garden, greenhouse and summerhouse
- Cul-de-sac position
- Close proximity to local amenities



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