

EST. 1999

CAMEL

COASTAL & COUNTRY



263a Manor View

, Par, PL24 2EP

Asking Price £209,950



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The Property

A very well presented two double bedroom home set in Manor View, Par.

This is the perfect first time buyer or investment property. Considered to be low maintenance and ready to move into, it's located in a very popular coastal village the property offers accommodation comprising a living room, kitchen/diner, two double bedrooms and bathroom.

Further benefits include full double glazing, gas fired central heating, driveway parking and enclosed gardens.

Manor View is located within the coastal village of Par, St Blazey and is a great location for those wishing to be close to shops, schools, social facilities, sports clubs, beaches of a mainline train station.

Entrance Porch

4'11 x 3'11 (1.50m x 1.19m)

Living Room

12'8 x 14'9 (3.86m x 4.50m)

Kitchen/Diner

12'7 x 9'7 (3.84m x 2.92m)

Landing

Bedroom One

12'9 x 8'8 (3.89m x 2.64m)

Bedroom Two

12'8 x 8'10 (3.86m x 2.69m)

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Parking

There is parking to the front of the property for two cars.

Gardens

The rear gardens has an elevated decked area with steps leading down to the lower, low maintenance garden.

Directions

Sat Nav: PL24 2EP

What3words:///urban.scorecard.punters (Also see QR code in photos)

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1995

Construction Type: Brick and Block (Assumed)

Heating: Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



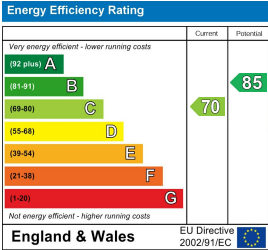
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.