



Mountside Road

Par

PL24 2FG

Guide Price £375,000

- FOUR/FIVE DOUBLE BEDROOMS
- VERSATILE LIVING SPACE
- PERFECT FAMILY HOME
- CLEVERLY CONVERTED GARAGE
 - OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
- TWO RECEPTION ROOMS & TWO BATHROOMS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1011.80 sq ft



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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this detached family home, located in a highly sought-after modern development in the ever-popular village of Par. Offering versatile living space, four double bedrooms, and an exceptionally private rear garden, this beautifully maintained property is ideal for growing families or those seeking a home with space to adapt and thrive.

From the moment you arrive, it's clear this home has been cared for to a meticulous standard. Set back from the road, it offers both off-road parking and the potential to extend the driveway further into the front garden if required. Step inside and you'll be welcomed by a light-filled entrance hallway, leading to a handy cloakroom and a cleverly converted garage, now used as a snug, home office, playroom or fifth bedroom - ideal for today's flexible lifestyles.

To the right, the spacious lounge is warm and inviting, with a large window to the front elevation, creating a bright yet cosy environment to relax and unwind. To the rear of the home lies the heart of the property: a stunning, open-plan kitchen/diner. This generous space has been thoughtfully designed with family life and entertaining in mind. The modern kitchen comes fully equipped with an integrated oven, hob, extractor, fridge freezer, dishwasher, and washing machine. The dining area easily accommodates a large table and benefits from French doors that open out to the garden, perfect for alfresco dining on sunny days.

Upstairs, you'll find four double bedrooms, with the master bedroom boasting a sleek en-suite shower room. A spacious family bathroom completes the first-floor accommodation.

The rear garden is a true standout feature. Enjoying a sunny aspect and a high degree of privacy, it has been landscaped for low-maintenance living with professionally installed artificial grass and a paved patio area - perfect for summer gatherings or a peaceful morning coffee.

The garden also benefits from an outdoor tap; a large timber shed with lighting and power, ideal for storing appliances or creating a home workshop and beautifully planted Cornish slate borders that add charm and seclusion. A second purpose-built timber shed provides even more storage, and side access offers practical entry to the front of the property.

LOCATION

Situated within a convenient residential location on the outskirts of Par, the property enjoys excellent access to the surrounding amenities including local convenience shops, hairdressers, pubs and transport links to the surrounding area. The dog friendly Par beach is close at hand being within a 5 minute drive, as is the branch line rail link, with a comprehensive range of amenities located in the adjacent town of St Austell. Further afield lies Fowey and its quirky meandering streets, the picturesque walks of the Roseland Peninsula, an area of outstanding natural beauty, the harbour at Charlestown, utilised as a backdrop for numerous period dramas, and of course the sandy beaches ready for kayaking, surfing or paddle boarding to discover all that the coves of Cornwall has to offer.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC double glazed door. Skimmed ceiling. Skirting. Matted flooring.

CLOAKROOM

4'9" x 3'6" (1.46m x 1.08m)

Skimmed ceiling. Recessed spotlight. Frosted double glazed window to the front aspect. Radiator. Splash-back tiling. Wash basin. W.C. Skirting. Vinyl flooring.

STUDY/BEDROOM FIVE

18'0" x 7'10" (5.49m x 2.41m)

Skimmed ceiling. Double glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting. Vinyl flooring.

LOUNGE

15'0" x 10'10" (4.58m x 3.31m)

Smoke alarm. Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Laminate flooring.

KITCHEN/DINER

19'5" x 15'5" (5.94m x 4.71m)

Skimmed ceiling. Recessed spotlights. A range of wall and base fitted storage cupboards with fitted spotlights. Ideal gas boiler. Splash-back tiling. Integrated oven and four ring gas hob with an extractor hood over. Integrated fridge, freezer and dishwasher. Space for a washer/dryer. Stainless steel sink basin with drainage board. Multiple plug sockets. Radiator. Skirting. Vinyl flooring. With doors leading out on to the enclosed rear garden.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into partially boarded loft space. Frosted double glazed window to the side aspect. Radiator. Built-in storage cupboard housing the hot water cylinder. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

11'3" x 10'10" (3.44m x 3.32m)

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

EN-SUITE

7'3" x 3'2" (2.22m x 0.98m)

Skimmed ceiling. Extractor fan. Recessed spotlights. Frosted double glazed window to the side aspect. Splash-back tiling. Cubicle, housing a mains fed shower. Wash basin with a mixer tap. Radiator. W.C. Skirting. Vinyl flooring.

BEDROOM FOUR

12'2" x 8'6" (3.73m x 2.61m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

9'7" x 9'1" (2.94m x 2.77m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

BEDROOM TWO

11'2" x 8'4" (3.42m x 2.55m)

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY



GARDEN

The rear garden is a true standout feature. Enjoying a sunny aspect and a high degree of privacy, it has been landscaped for low-maintenance living with professionally installed artificial grass and a paved patio area - perfect for summer gatherings or a peaceful morning coffee.

The garden also benefits from an outdoor tap; a large timber shed with lighting and power, ideal for storing appliances or creating a home workshop and beautifully planted Cornish slate borders that add charm and seclusion. A second purpose-built timber shed provides even more storage, and side access offers practical entry to the front of the property.

PARKING

This property has off road parking for one vehicles. An abundance of on-street parking can be found close by.

SERVICES

This property is connected to mains water, electricity, gas and drainage. It also falls within Council Tax Band D

AGENTS NOTE

An EPC has been ordered and will be uploaded to the advert upon receipt.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the

Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation

Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

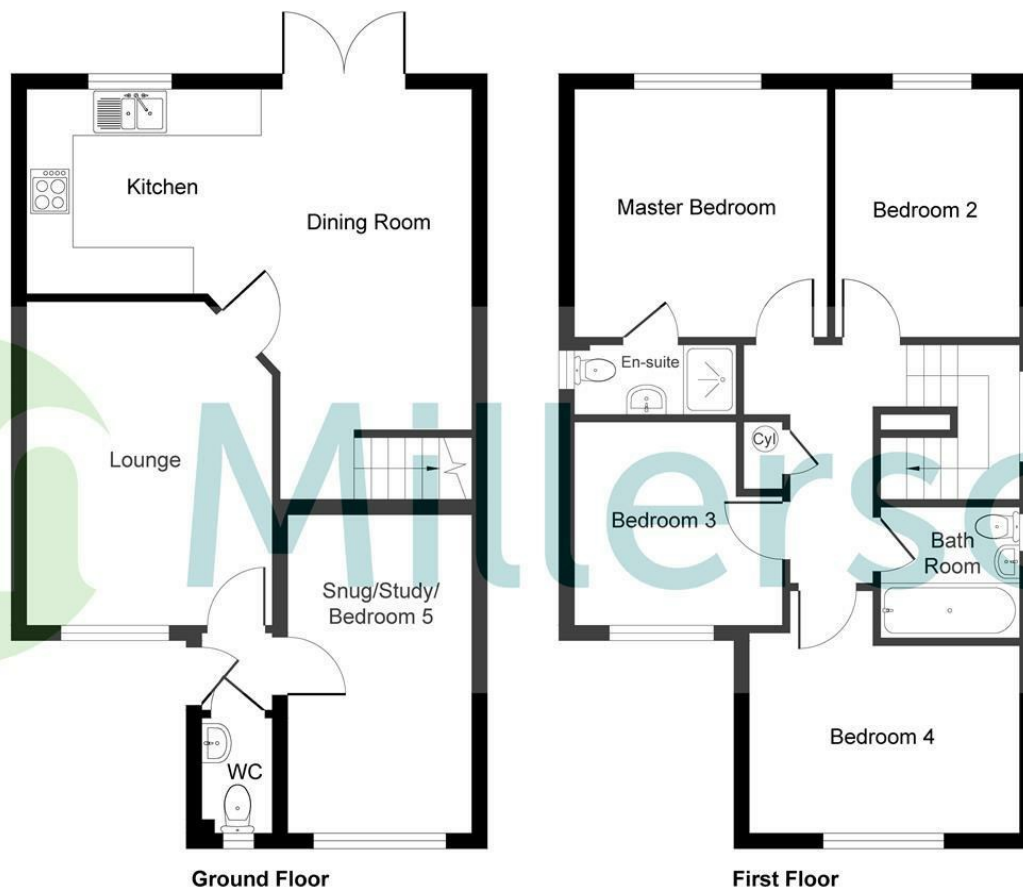
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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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		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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