



MEADOW DRIVE PAR PL24 2HN

2 BEDROOM SEMI-DETACHED BUNGALOW

A delightful and well-presented bungalow in an elevated position in this popular area of Biscovey, available with no onward chain.

Enjoying an elevation position, the accommodation comprises; Entrance Hall, Kitchen, Lounge, Inner Hall, Shower Room and Two Bedrooms. The property also benefits from uPVC double glazing, gas central heating, gardens front and rear, driveway and detached garage.

Early Viewing Highly Recommended
*** NO ONWARD CHAIN ***

Key Features

Attractive Semi-Detached Bungalow

Modern Well-Fitted Kitchen

Fully-Tiled Shower Room

Driveway Parking & Garage

Front and Rear Gardens

ABOUT THE PROPERTY AND LOCATION

Situated within a convenient residential location just a short distance from Par, the property is in an elevated position and enjoys excellent access to local amenities. The dog friendly Par beach is close by as is the branch line rail link. The market town of St Austell is approximately 3 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. A little further is the picturesque town of Fowey with its meandering streets, popular with both visitors and locals alike and being the home of the writer Daphne du Maurier, the area being the inspiration for many of her books.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed door with uPVC double glazed side screens. Doors to the lounge and kitchen. Wall mounted Worcester Combi-Boiler. Central heating radiator. Cupboard housing the consumer unit.

Kitchen

10' 10" x 7' 10" (3.3m x 2.4m)

An appealing range of modern fitted wall and base units in white with grey worktops over. One and a half bowl stainless steel sink. Built in oven. Built-in gas hob with extractor over. Space and plumbing for washing machine. Fully tiled walls. Laminate flooring. uPVC double glazed window and uPVC double glazed door to the side elevation.

Lounge

15' 9" x 12' 6" (4.8m x 3.8m)

uPVC double glazed window providing a good degree of natural light to this room. Tiled fireplace with living flame gas fire. Central heating radiator. Door to:

Inner Hall

Doors to both bedrooms and shower room. Full-height built-in storage cupboard. Access to loft.

Bedroom

13' 5" x 9' 2" (4.1m x 2.8m)

uPVC double glazed window to the rear elevation overlooking the garden. Central heating radiator. Built-in double wardrobe with a further built-in cupboard with shelving.

Bedroom

10' 6" x 9' 2" (3.2m x 2.8m)

uPVC double glazed window overlooking the garden. Central heating radiator.

Shower Room

7' 7" x 6' 3" (2.3m x 1.9m)

uPVC double glazed window to the side elevation. Well-appointed room with low level WC, pedestal wash-hand basin and shower cubicle. Fully-tiled walls.

Exterior

To the front of the bungalow is an area of lawn with dwarf wall and shingle border and driveway parking with double gates giving access to the garage. The driveway continues to the rear and forms a patio seating area leading to an area of lawn. A small fence with gate leads to an additional area of garden with a greenhouse. Outside tap.

Garage

Up and over door with uPVC double glazed personal door to the side and uPVC windows to side and rear.

Additional Information

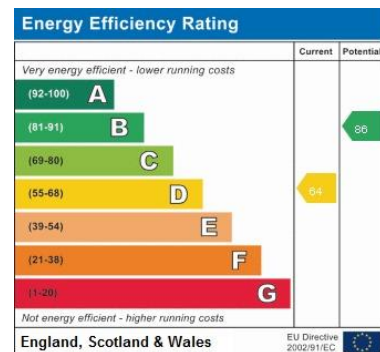
EPC 'D'

Council Tax Band 'B'

Services – Mains - Electric, Gas, Drainage

Property Age - tbc

Tenure – Freehold



Directions

From our offices in Duke Street, turn left onto South Street and continue onto East Hill. At the roundabout, take the 2nd exit onto Alexandra Road. At the roundabout, take the 2nd exit onto Victoria Road. Continue onto Mount Charles Road. At the roundabout, take the 1st exit onto Holmbush Road/A390. At the top of the hill turn right onto Biscovey Road. Turn left onto St Marys Road. Turn left onto Meadow Drive. The property can be located on the right-hand side.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Kitchen



Kitchen



Lounge



Lounge



Shower Room



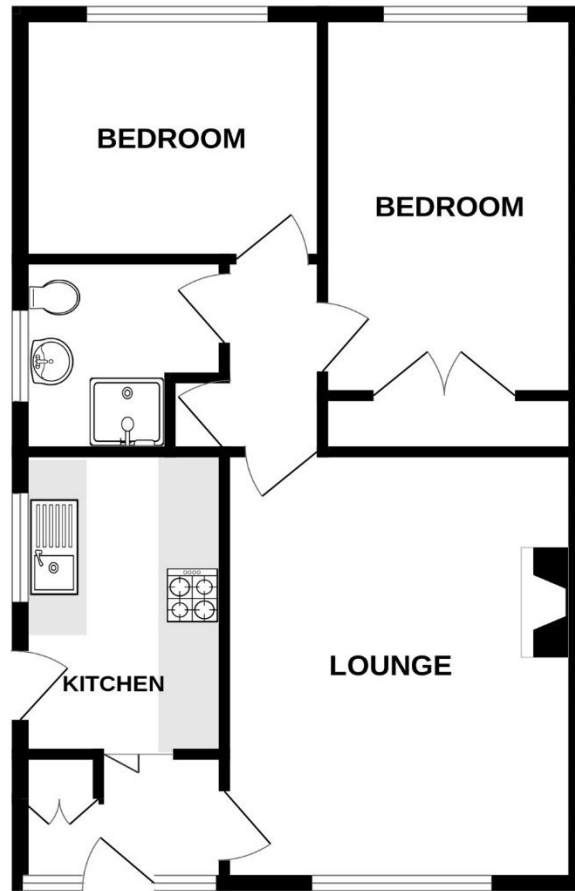
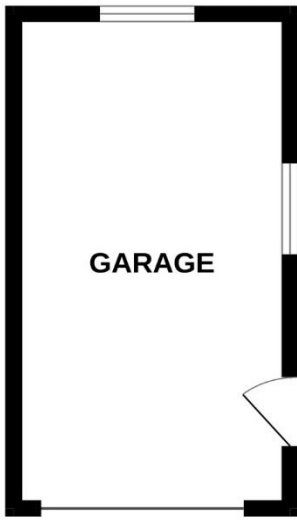
Bedroom One



Rear Elevation



Rear Garden



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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