

**DETACHED
BUNGALOW**

£380,000



THE MOUNT PAR PL24 2BY

DETACHED 3 BEDROOM BUNGALOW ON A GENEROUS PLOT

Jefferys are delighted to offer for sale this detached 3 bedroom bungalow enjoying an elevated position with far reaching rural views to the front and generous garden plus a woodland setting to the rear.

The well-proportioned accommodation in brief comprises: Generous Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, Bathroom, 3 Bedrooms. Externally the bungalow is situated on a generous plot with gardens front and rear and the additional benefit of a good size drive and garage with utility room.

The Mount is a highly regarded location and the property is anticipated to appeal to a good number of people.

Early Viewing Recommended : No Onward Chain

Key Features

Generous Plot

Far Reaching Views

3 Bedrooms

Generous Driveway
Parking PLUS Garage

Front and Rear
Gardens

Highly Regarded
Location

No Onward Chain

About The Property and Location

A superb opportunity to purchase a detached bungalow in the highly regarded location of The Mount. The bungalow offers well-proportioned accommodation with generous natural light. A good size drive allows parking for several cars, or perhaps a motorhome, caravan or boat and the elevated position offers superb views. The generous garden to the rear is laid mainly to lawn, offering the new owner a superb blank canvass to create their ideal home. To the rear of the garden is an area of Woodland which is in the ownership of this property. Perfect for lovers of nature. In the centre of Par are a good range of local amenities with the sandy beach just a short distance. Approximately four miles is the market town of St Austell which 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.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Covered entrance with Cornish stone, external light and uPVC double glazed door and glazed side panel into L-shaped entrance hall with generous natural light. Doors to all rooms. Gas central heating radiator. Double cupboard with shelving and central heating radiator. Access to insulated and partially boarded loft with ladder.

Lounge

12' 2" x 11' 10" (3.7m x 3.6m)

uPVC double glazed windows to both the front and side elevations. Central heating radiator. Sliding wood doors to:

Dining Room

12' 10" x 11' 10" (3.9m x 3.6m)

uPVC double glazed window to the rear elevation. Central heating radiator. Hatch to kitchen. Door to hall. Door to rear hall. Ceiling light.

Rear Hall

Consumer unit. Door to kitchen. uPVC double glazed door to rear garden.

Kitchen

12' 2" x 9' 2" (3.7m x 2.8m)

A good size uPVC double glazed window overlooking the garden provides generous natural light to the kitchen. Range of wall, base, glazed and drawer units in light oak with worktops over. Space and plumbing for dishwasher, space for cooker, space for fridge. Double drainer stainless steel sink. Part-tiled walls. Wood effect vinyl flooring. Wall mounted Baxi combi boiler.

Bedroom

12' 2" x 10' 10" (3.7m x 3.3m)

uPVC double glazed window to the front with far reaching views. Central heating radiator. Built-in double cupboard with hanging rail and shelves.

Bedroom

11' 10" x 11' 10" (3.6m x 3.6m)

uPVC double glazed window with far reaching views to the front. Central heating radiator.

Bedroom

9' 2" x 9' 2" (2.8m x 2.8m)

uPVC double glazed window overlooking the rear garden. Central heating radiator. Built-in double cupboard with hanging rail and shelves.

Bathroom

8' 10" x 7' 10" (2.7m x 2.4m)

Modern suite in white comprising low level WC, pedestal wash hand basin, bath with shower attachment. Shower Cubicle. Fully-tiled walls. Tiled floor. Central heating radiator. uPVC double glazed frosted window to the rear.

Exterior

The bungalow is set on a generous plot with pathway and lawn to the front, whilst to the rear is a low level seating area and a raised lawn with established fruit tree. The garden extends into an area of woodland - a superb area of natural habitat.

Garage and Parking

19' 0" x 10' 2" (5.8m x 3.1m)

The property benefits from a detached garage with up and over door. Two uPVC double glazed windows to the side. uPVC pedestrian side door. Power, light and tap. There is a long drive providing parking for several vehicles and ideal for a caravan, motorhome or boat.

Laundry Room/Utility

10' 2" x 5' 11" (3.1m x 1.8m)

Attached to the rear of the garage and with its own uPVC pedestrian door and uPVC double glazed window is an ideal utility/laundry room. Space and plumbing for a washing machine, power and light. Butler sink.

Additional Information

EPC 'C'

Council Tax Band 'C'

Services – Mains Electric, Gas and Drainage

Property Age - 1974

Tenure - Freehold

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.



Lounge



Dining Room into Lounge



Kitchen



Bathroom



Bedroom Front



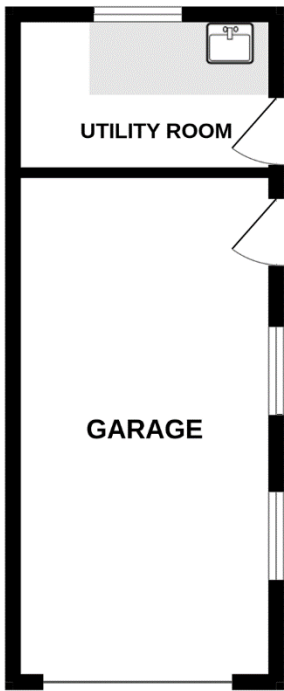
Garden



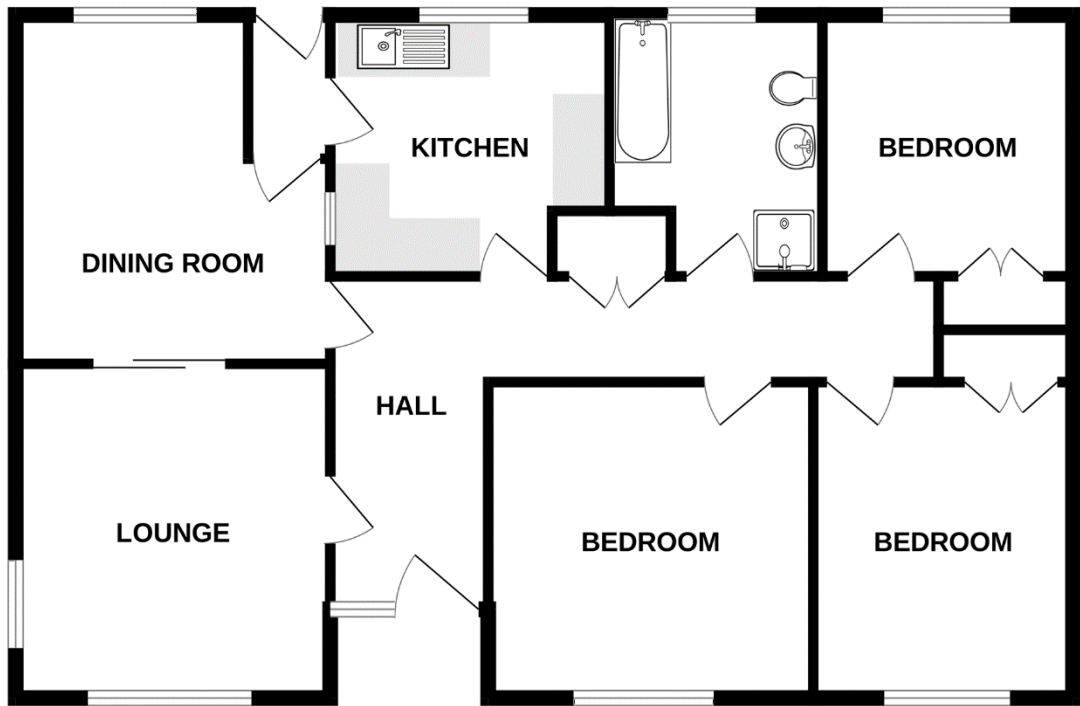
Rear Elevation & Garden



Rear Elevation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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