

**SEMI-DETACHED**

**£235,000**



## **MANOR VIEW PAR PL24 2ER**

### **3 BEDROOM SEMI-DETACHED**

Situated on the highly regarded Manor View is this 3 bedroom semi-detached house. The property is adjacent a park and the Burrows Centre which offers community activities.

In brief the property comprises: Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom, Parking and Garden. Step outside to the decked seating area - an ideal spot for enjoying your morning coffee or evening glass of wine.

Close to the coast with a dog friendly sandy beach, this property offers well-proportioned accommodation and viewing is recommended.

### **Key Features**

Modern Semi on a  
Highly Regarded  
Estate

3 Bedrooms

Lounge

Kitchen/Diner

Bathroom &  
Downstairs Cloakroom

Decked Seating Area  
& Terraced Garden

## About The Location

The coastal village of Par offers a good range of daily amenities and is within a short distance of the dog friendly sandy beach of Par. Four miles distant 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. Also close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hallway

uPVC double glazed front door. Central heating radiator. Stairs to first floor. White panel doors to cloakroom and lounge.

### Cloakroom

uPVC double glazed window to the side elevation. Low level WC. Pedestal wash-hand basin. Central heating radiator. Vinyl flooring.

### Lounge

#### 15' 5" x 11' 10" (4.7m x 3.6m)

uPVC double glazed window to the front elevation. Fireplace with marble effect hearth and living flame gas fire (not currently working). Central heating radiator. Wood effect laminate flooring. White panel door to understairs storage cupboard. Door to:

### Kitchen/Diner

#### 15' 1" x 8' 10" (4.6m x 2.7m)

uPVC double glazed window to the rear elevation. Range of wall and base units in maple effect with worktops over incorporating a one and a half bowl stainless steel sink. Space for cooker and fridge. Space and plumbing for washing machine. Tile effect flooring. Two ceiling lights. Radiator to dining area. uPVC double glazed French doors to decked seating area.

### First Floor Landing

Turned stairs from the entrance hall. White panels doors to all bedrooms and bathroom.

### Bedroom 1

#### 15' 1" x 12' 2" (4.6m x 3.7m) max

Two uPVC double glazed windows to the front elevation. Over stairs storage cupboard. Wardrobe Recess. Central heating radiator.

### Bedroom 2

#### 8' 6" x 7' 3" (2.6m x 2.2m)

uPVC double glazed windows with views across the estate and far-reaching country views.

### Bedroom 3

#### 8' 10" x 6' 3" (2.7m x 1.9m)

uPVC double glazed window to the rear with far reaching country views. Central heating radiator. Wood effect laminate flooring.

### Bathroom

uPVC double glazed window to the side elevation. White suite comprising bath with shower over, low level WC and pedestal wash-hand basin. Central heating radiator. Fully-tiled walls. Vinyl flooring.

### Exterior

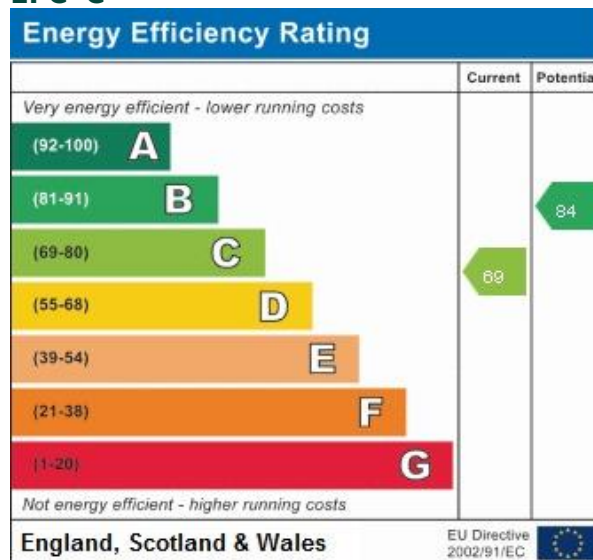
To the front of the property is a raised flower bed and small patio area. To the rear is a decked area from the kitchen/diner, with steps down to the garden which is currently set as two levels with shingle and woodchip. Outside tap. Walkway to the side, leading to the front for bins/recycling etc.

### Parking

Allocated tandem parking for 3 cars.

## Additional Information

### EPC 'C'



### Council Tax Band 'B'

**Services** –Electric, Mains Drainage, Gas CH

**Property Age** – 2001

**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**



**Kitchen**



**Kitchen/Diner**



**View from Decking**



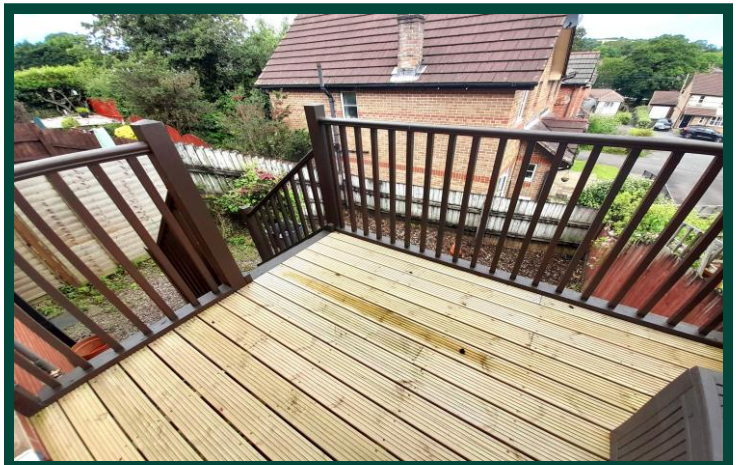
**Bedrooms One**



**Bedroom Two**



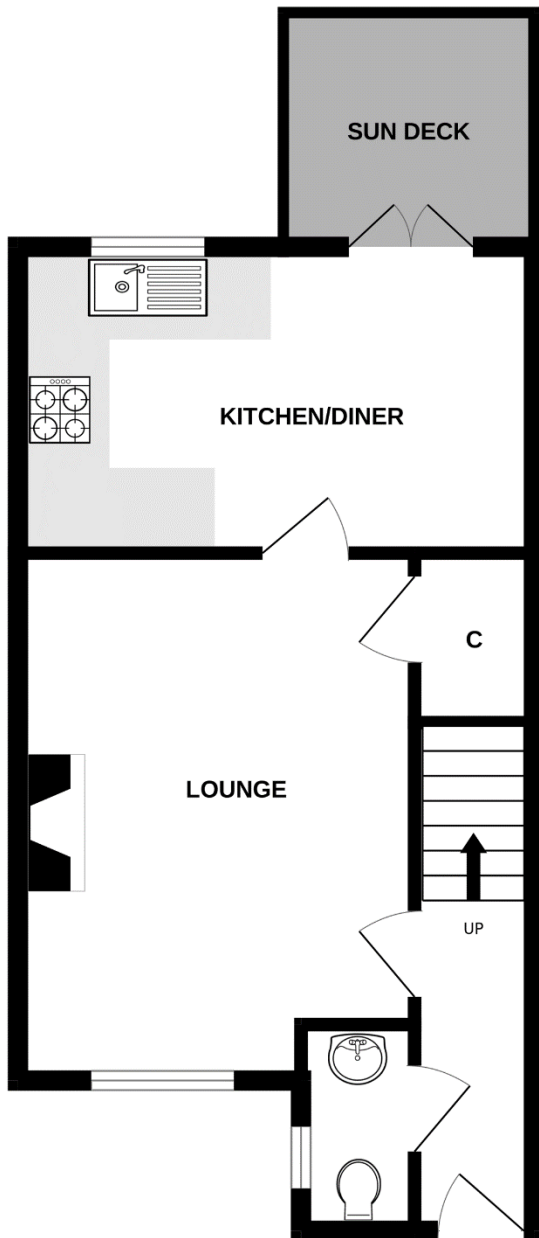
**Bathroom**



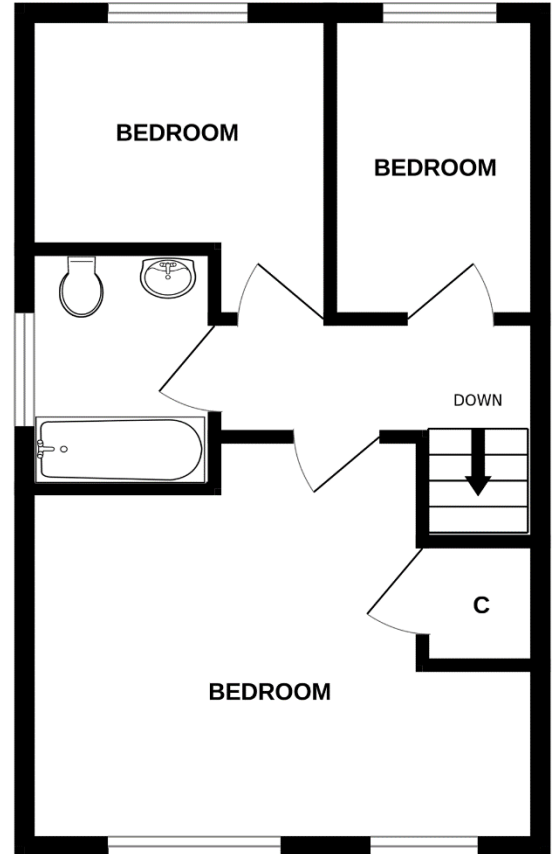
**Decked Seating Area**



GROUND FLOOR



1ST FLOOR



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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