

4 UNION PLACE, PAR, PL24 2FS



A superbly appointed three bedroom modern family home with accommodation arranged over three floors, enjoying a tucked away position in the corner of a small cul-de-sac development on this popular Wain Homes estate.

Accommodation Comprises:- Entrance hall, cloakroom/W.C, lounge, kitchen/diner, three bedrooms (Master with en-suite shower room), family bathroom, gas fired central heating, uPVC double glazing, parking for several cars, two single garages and a south facing rear garden.

£265,000

SITUATION

The popular south coast village of Par offers a varied range of local amenities including general shops/post office, pubs, takeaways, fruit & veg shop, primary school, mainline train station and a regular bus service. A small supermarket, chemist and doctors surgery also lie within a very short drive or level walk of the property. 'Par Track' is a popular recreational/sports facility in the heart of the village, serving as a health and wellbeing hub for this thriving community. Par beach is about a 10 minute walk and there are many other beaches to choose from within the St Austell bay area.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-

Entrance Hall

Radiator. Telephone point. Large under stairs storage cupboard. Turning staircase to first floor. Door into:-

Cloakroom/W.C

6' 7" x 3' 6" (2m x 1.06m) White low level W.C and pedestal wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to front elevation.

FIRST FLOOR

Landing

Radiator. Turning staircase to second floor. Door to kitchen/diner. Door into:-



Lounge

15' 10" x 13' 9" (4.83m x 4.20m) (Maximum) uPVC double glazed window to rear elevation. uPVC double glazed french doors opening to rear garden. Two radiators. TV aerial and telephone points.

Kitchen/Diner

15' 9" x 12' 7" (4.81m x 3.83m) (L-shape maximum) Stylish matching range of cream fronted wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single electric fan assisted oven with four ring gas hob above and extractor over. Integrated dishwasher and washing machine. Space for a free-standing American style fridge/freezer. Part tiled walls. Concealed Ideal gas fired combination boiler (Serviced annually). Two uPVC double glazed windows to front elevation with a pleasant outlook. Radiator.

SECOND FLOOR

Landing

Built-in airing cupboard housing a Megaflo hot water storage cylinder and shelving. Access to loft space (Fully insulated and light connected). Doors leading off to bedrooms and family bathroom.



Bedroom One

12' 0" x 10' 11" (3.66m x 3.34m) (Maximum) uPVC double glazed window to front elevation with a pleasant outlook. Radiator. TV aerial and telephone points. Door into:-

En-Suite Shower Room

Single shower cubicle with bi-fold door and tiled surround. White low level W.C and pedestal wash basin with tiled splashback. Extractor fan. Obscure uPVC double glazed window to front elevation.

Bedroom Two

8' 9" x 8' 4" (2.67m x 2.55m) Radiator. uPVC double glazed window to rear elevation.

Bedroom Three

9' 9" x 6' 9" (2.96m x 2.05m) Radiator. uPVC double glazed window to rear elevation.

Family Bathroom

6' 9" x 6' 3" (2.06m x 1.91m) Matching white suite comprising:- Panelled bath with shower attachment, low level W.C and pedestal wash hand basin with tiled splash back. Radiator. Part tiled walls. Extractor fan. Shaver socket. Obscure uPVC double glazed window to side elevation.

OUTSIDE

To the front of the property are two allocated parking spaces and additional parking opposite. A pedestrian gate opens to a pathway and steps at the side of the property, leading to a further gate which in turn gives access to the rear garden. The south facing garden is predominantly laid to lawn with an adjoining decked area spanning the width of the house. The garden is bounded by fencing and includes a back gate, which provides easy access to the additional garage.

Garage One

16' 11" x 8' 1" (5.15m x 2.46m) An integral part of the property with potential to convert into additional living space (Subject to consent). Metal up and over door to front. Electric consumer unit. Light and power connected. Water tap.

Garage Two

17' 11" x 8' 4" (5.45m x 2.54m) Located beneath the coach house, just off the back of the rear garden. Metal up and over door to front.

AGENTS NOTE

In accordance with the 1979 Estate Agents Act we are duty bound to inform prospective buyers that the vendors of the property are related to a member of the Jefferys staff.

ENERGY RATING

Band B (83).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading east on the A390 into St Blazey Gate, take the right-hand turning just after 'The Four Lords' pub onto Trenovissick Road. Continue for half a mile or so onto Par Lane and then take the right-hand turn into Mountside Road. Follow the road up through the estate and as you near the top turn right into Union Place. No.4 is set back in the far left-hand corner of the cul-de-sac.



LOUNGE



EN-SUITE SHOWER ROOM



KITCHEN



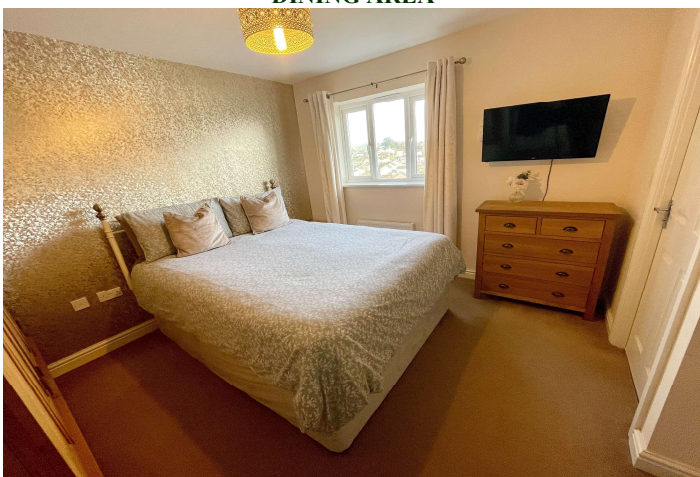
BEDROOM TWO



DINING AREA



BEDROOM THREE



BEDROOM ONE



FAMILY BATHROOM

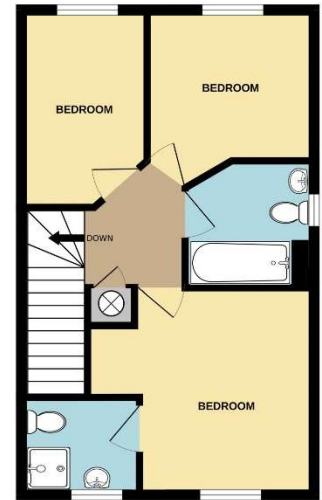
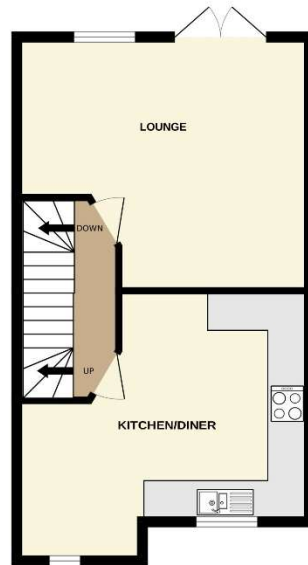
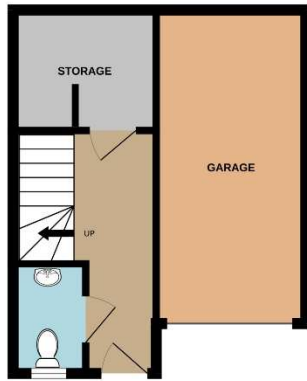


REAR GARDEN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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