

## 10 PAR LANE, PAR, PL24 2DN



**A spacious four bedroom terraced character home with accommodation arranged over three floors, boasting a level position in the popular south coast village of Par and within easy walking distance of local amenities.**

**Accommodation Comprises:- Entrance lobby, hallway, dining room, lounge, kitchen, rear porch, split level landing, three first floor bedrooms, bathroom, small landing, second floor bedroom, gas fired central heating, double glazing (where stated), off-road parking space and an enclosed rear garden.**

### £250,000

## SITUATION

The popular 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

Composite front entrance door opening into:-

#### Entrance Lobby

Mosaic tiled floor with mat well. Part tiled walls. Part stained glass door into:-

#### Hallway

Radiator. Mosaic tiled floor. Stairs to first floor. Door into:-

#### Dining Room

12' 5" x 12' 0" (3.78m x 3.67m) Radiator. Built-in under stairs cupboard. Door to kitchen. Wide opening to:-

#### Lounge

12' 0" x 10' 9" (3.67m x 3.27m) Radiator. uPVC double glazed bay window to front elevation. Open fireplace with tiled hearth. TV aerial point.

#### Kitchen

13' 11" x 9' 9" (4.24m x 2.98m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset sink and drainer unit with mixer tap. Built-in Zanussi single electric oven with four ring gas hob above. Space and plumbing for washing machine. Space for fridge/freezer. Potterton gas fired central heating boiler. Radiator. Tiled floor. Two windows to rear elevation. Sliding door to:-

#### Rear Porch

9' 9" x 3' 8" (2.97m x 1.11m) Part glazed door to rear garden.

### FIRST FLOOR

#### Split Level Landing

Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Window to side elevation. Radiator. Built-in under stairs cupboard. Stairs to second floor. Doors to three bedrooms and bathroom.

#### Bathroom

8' 4" x 6' 11" (2.54m x 2.10m) White suite comprising:- Panelled bath with Mira shower over, low level W.C and wash hand basin. Part tiled walls. Radiator. Window to rear elevation.

#### Bedroom One

15' 3" into bay x 10' 0" (4.66m x 3.04m) Radiator. Decorative feature fireplace. uPVC double glazed bay window to front elevation.

#### Bedroom Two

10' 9" x 10' 6" (3.27m x 3.19m) Radiator. Decorative feature fireplace. Sash window to rear elevation.

#### Bedroom Four

8' 10" x 6' 7" (2.70m x 2.01m) Radiator. uPVC double glazed window to front elevation.

### SECOND FLOOR

#### Landing

uPVC double glazed window to front elevation. Door into:-

#### Bedroom Three

13' 5" x 12' 10" (4.08m x 3.92m) (Excluding recess) Radiator. Recess with uPVC double glazed window to front elevation. Access to loft space. Access to eaves.



### OUTSIDE

The property has a gravelled frontage with room to park one car. To the rear is an enclosed garden laid to patio and lawn with a small timber store. The garden is bounded by fencing and there is also a pedestrian gate with access to Par Lane.

### ENERGY RATING

D (57).

### COUNCIL TAX

Cornwall Council. Tax Band 'B'.

### 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 approximately half a mile and the property is located towards the end of Par Lane on the left-hand side (Prior to the mini-roundabout).





**LOUNGE**



**BEDROOM ONE**



**DINING ROOM**



**BEDROOM TWO**



**KITCHEN**



**BEDROOM THREE (SECOND FLOOR)**



**BATHROOM**



**REAR ELEVATION**



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)

## Members of the NAEA



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