

SOUTH VIEW ROAD



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Par PL24 2HJ

Guide Price: £320,000



£320,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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## SOUTH VIEW ROAD

We're delighted to introduce this brand-new, three-bedroom detached home on Southview Road in Par, Cornwall. Set in a sought-after location with breathtaking, far-reaching sea views of the Cornish coastline, this property perfectly combines modern design with thoughtful details for comfortable, stylish living.

Step inside through the welcoming front porch, where you'll find a handy cloakroom and downstairs WC. To your left, a spacious living room awaits — complete with a 50" wall-mounted TV included, offering a truly modern living experience from the moment you move in. Continuing through the hallway, you'll discover an impressive open-plan kitchen and dining area. This space is beautifully enhanced by glass tri-fold patio doors that lead out to a generous, enclosed rear garden — ideal for both entertaining and relaxing.

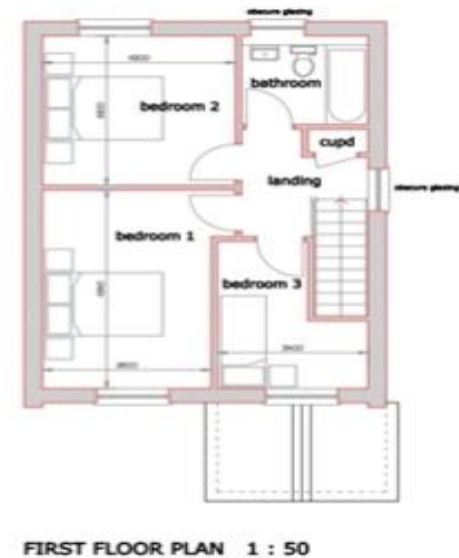
Cleverly designed, there's a useful storage cupboard tucked away beneath the stairs. Upstairs, another storage cupboard provides additional practical space, alongside a well-appointed family bathroom. The landing area gives access to three well-proportioned bedrooms, each offering ample room and, in keeping with the rest of the home, contemporary, clean-lined finishes. To add a personal touch, the property will be finished with flooring of your choice upon purchase — allowing you to select colours and styles that perfectly suit your taste and make the home truly your own.

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## KEY FEATURES

- Chain Free
- Rear Enclosed Garden
- Three Bedrooms
- Far Reaching Sea views
- Downstairs WC
- Family Bathroom
- Driveway Parking
- Choice Of Flooring Upon Purchase
- 50" TV Included/Mounted

- Local Authority – Cornwall Council
- Council Band - D
- Tenure - Freehold



what3words////- perfumed.obviously.pushes

## SERVICES

HEATING – MAINS GAS

WATER – MAINS

SEWERAGE - MAINS



## SCHOOLS

- Penrice Academy 2.6 miles
- Double Trees School 0.8 miles
- Biscovey Nursery & Infants 0.4 miles
- Biscovey Academy 0.4 miles

## TRANSPORT LINKS

- Par Railway Station 1.7 miles
- St Austell Railway Station 3.4 miles
- A30 6 Miles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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