



- Less than 5 minute drive to the nearest beach
- Walking distance to amenities
- Modern, Neutral Decor
- Far Reaching Sea Views

Meadow Drive, Par, PL24 2HL

Looking for a home to move straight into! Look no further. Modernised and renovated to a high standard this home has everything you need. Newly fitted bathroom and kitchen with integrated appliances. Brand new carpets throughout. Garage and driveway parking for multiple vehicles. Gas central heating and double glazing.

Guide Price £210,000



Property Description

LOCATION

Situated within a convenient residential location on the outskirts of Par, the property enjoys excellent access to the surrounding amenities including local convenience shops, hairdressers, pubs and transport links to the surrounding area. The dog friendly Par beach is close at hand being within a 5 minute drive, as is the branch line rail link, with a comprehensive range of amenities located in the adjacent town of St Austell. Further afield lies Fowey and its quirky meandering streets, the picturesque walks of the Roseland Peninsula, an area of outstanding natural beauty, the harbour at Charlestown, utilised as a backdrop for numerous period dramas, and of course the sandy beaches ready for kayaking, surfing or paddle boarding to discover all that the coves of Cornwall has to offer.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

UPVC double glazed front door leading into:

GROUND FLOOR

HALLWAY

Radiator. Carpeted flooring. Smoke Sensor. Under stairs storage. Skirting. Doors leading to:

LOUNGE

12' 11" x 10' 3" (3.94m x 3.14m) Double glazed window to the front. Skimmed ceiling. Recessed spotlights. Multi fuelled burner with slate hearth. Radiator. Laminate flooring. Skirting. Leading through to the:



DINING ROOM

10' 9" x 8' 10" (3.30m x 2.70m) Skimmed ceiling. Recessed spotlights. Radiator. Laminate flooring. Skirting. Double glazed door and window leading into lean to conservatory.

KITCHEN

10' 0" x 7' 4" (3.05m x 2.26m) Double glazed window to the side. Skimmed ceiling. Skirting. Recessed spotlights, range of wall and base fitted units. Sink with drainer and mixer tap. Integrated Beko gas oven and hob. Extractor fan. Integrated Flavel washing machine. Space for fridge freezer. Laminate flooring. Skirting. Baxi boiler housed (less than 5 years old) Double part glazed door lead into the lean to conservatory.

LEAN TO CONSERVATORY

14' 0" x 4' 1" (4.28m x 1.27m) Power. Light. Laminate flooring. Door leading to rear garden.

FIRST FLOOR

LANDING

Window to the side. Skimmed ceiling. Loft access. Smoke Sensor. Carpeted flooring. Radiator. Skirting. Doors to:-

MASTER BEDROOM

12' 11" x 9' 10" (3.94m x 3.00m) Double glazed window to the front. Skimmed ceiling. Recessed spotlights. Radiator. Carpeted flooring. Skirting.

BEDROOM TWO

10' 9" x 9' 10" (3.30m x 3.00m) Double glazed window to the rear. Skimmed ceiling. Recessed spotlights. Carpeted flooring. Skirting. Built in cupboard.

BEDROOM THREE

9' 8" x 6' 5" (2.96m x 1.97m) Double glazed window to the front. Skimmed ceiling. Recessed spotlights. Radiator. Carpeted flooring. Skirting.

BATHROOM

6' 5" x 5' 8" (1.96m x 1.74m) Double glazed frosted window to the rear. Skimmed ceiling. Part tiled. Bath with thermostat shower over. Wash basin with mixer tap. WC with push flush. Heated towel radiator. Tiled flooring. Skirting.

GARAGE

18' 0" x 8' 11" (5.51m x 2.73m) Metal up and over door. Power. Light.

PARKING

There is driveway parking in tandem for several cars.

FRONT GARDEN

Laid to lawn with hardstanding drive to side.

REAR GARDEN

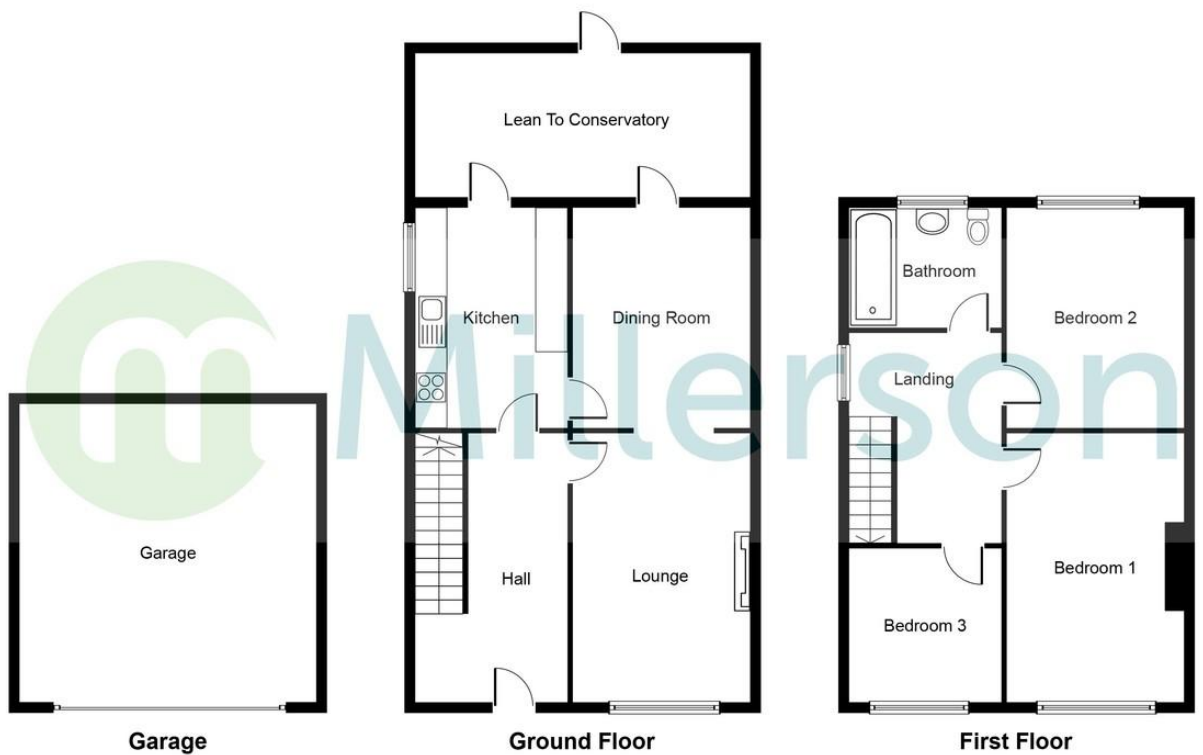
Laid to lawn with patio. Summer house. Log store.

SERVICES

Mains gas, water, electricity and drainage. Council tax band B

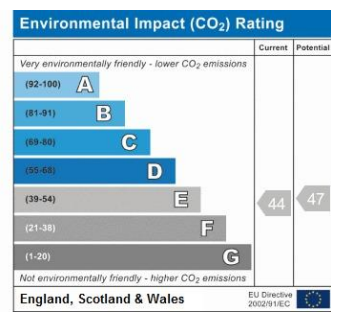
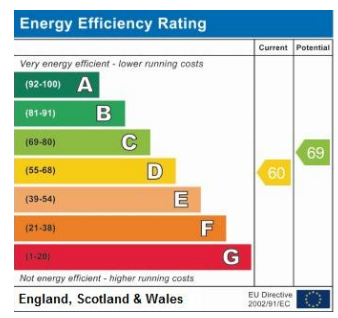
DIRECTIONS

From St Austell take the A390 through Holmbush toward Lostwithiel passing the Britannia Inn and St Mary's Church before taking the next right hand side turning into Biscovey Road. Take a left hand turning into St Mary's Road followed by a further immediate left hand turning into Meadow Drive where the property will be found on the left hand side at the top of the hill clearly marked by a round Millerson for sale board.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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TO ARRANGE A VIEWING PLEASE CONTACT

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