



MAY WHETTER & GROSE

**BOSWORTHAN BISCOVEY ROAD, PAR, PL24 2HW
OFFERS IN EXCESS OF £175,000**



OFFERED WITH NO ONWARD CHAIN, CASH BUYERS ONLY. ENJOYING SOME COASTLINE VIEWS TO THE FRONT IS THIS "WOOLAWAY" STYLED CORNISH UNIT CONSTRUCTED BUNGALOW. SET IN AN ELEVATED POSITION IN A SOUGHT AFTER LOCATION OFFERING AMPLE PARKING, LOW MAINTENANCE GARDENS WITH KITCHEN/DINER, LOUNGE, THREE BEDROOMS AND BATHROOM. PLEASE SEE AGENTS NOTES: EPC - D



Location

Biscovey is situated a short walk from local facilities including Art Gallery, hairdressers, nail salon, fish & chip shop, pubs, church and chapel, petrol station, general store and Chinese takeaway and is a very short distance from Par. Par boasts an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and large sandy beaches of Par, Carlyon Bay and Polkerris. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions

From St Austell head out onto the A390 towards St Blazey Gate, past The Britannia Inn on your right hand side heading up the hill, turning right onto Biscovey Road. Follow the road down approximately quarter of the way and the property will be set back on the left hand side. A board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the wide driveway there is a double glazed door opening through into entrance hallway.

Entrance Hallway

With embedded weave welcome mat and carpeted flooring. Leading through into the inner hallway with radiator and access through to the loft together with double doors into recessed storage with slatted shelving and radiator.

Lounge

20'0" x 10'2" (6.12 x 3.10)



With central focal point of a slate stone fireplace surround and raised hearth with open grate and wood mantle over. Double glazed window to the side from where you can enjoy the views and one to the front. Wall mounted radiator.

Kitchen/Diner

10'2" x 13'8" (3.10 x 4.18)



Also situated to the front of the property with double glazed window and further double glazed door to the side. Currently offering a range of cream gloss fronted base units with laminated wood effect work surface over, incorporating four ring hob and integrated oven below. Stainless steel sink and drainer. Ample under unit space for white good appliances.

Bedroom

10'2" x 10'1" - max (3.11 x 3.09 - max)



Carpeted flooring. Low level radiator beneath a large double glazed window to the rear.

Bedroom

8'2" x 7'1" (2.50 x 2.18)



Wall mounted radiator. Wood effect floor covering. Double glazed window to the rear.

Family Bathroom

5'8" x 8'1" - max (1.74 x 2.48 - max)



White suite of low level WC, hand basin and panelled bath with shower head attachment over. Part tiled walls surround. Double glazed window with roller blind. Tile effect floor covering. Low level radiator.

Bedroom

10'3" x 10'3" (3.13 x 3.13)



Double glazed window with low level radiator beneath. Carpeted flooring.

Outside

The property is set back and elevated from Biscovey Road with a wide sweeping driveway, raised borders to both sides. There is a hard standing area with further low level timber gates and fencing to the side where there is a further hard standing which sweeps around to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Council Tax Band - B

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Viewings

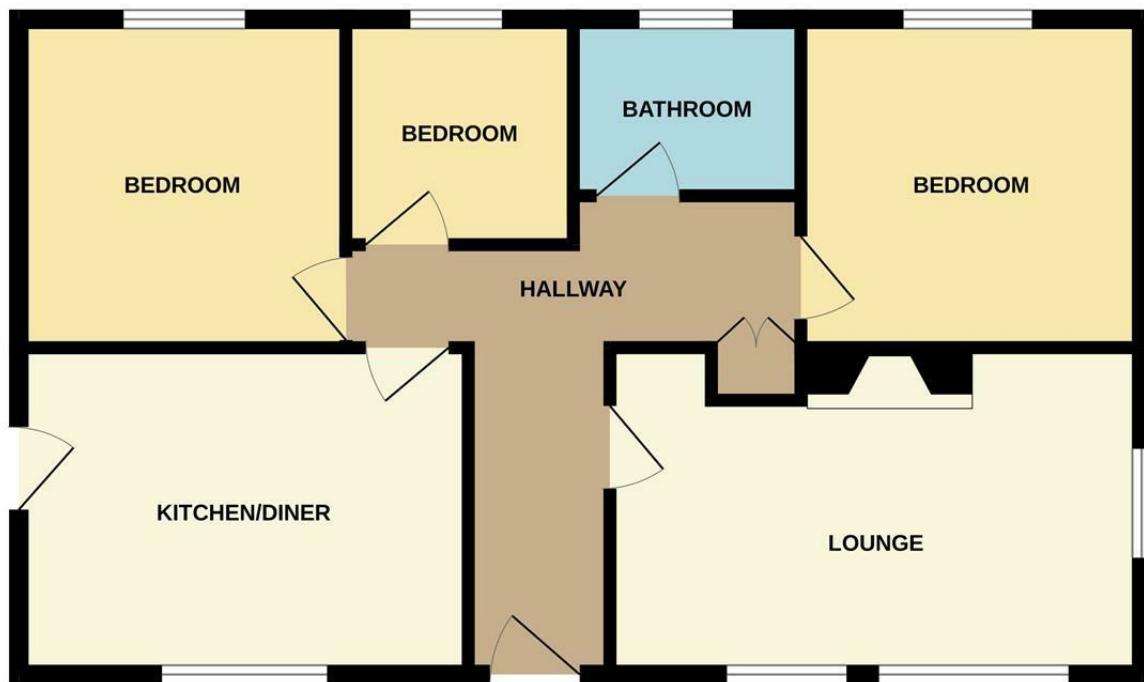
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

Cash Buyers only due to construction. Mining report available



GROUND 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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