

101 POLMEAR PARC



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Par, PL24 2AA

Guide Price: £295,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This beautifully presented three-bedroom detached bungalow enjoys an enviable location just a short stroll from the beach, making it the perfect coastal retreat.

Upon entering, you are welcomed into a spacious hallway, setting the tone for the home's bright and airy feel. To the right, the generously sized living and dining room features floor-to-ceiling windows, filling the space with natural light and offering wonderful views of the surrounding area. Straight ahead, the kitchen is well-appointed with ample storage and work surfaces, and a door from the kitchen leads into a small porch, which in turn opens onto the garden – a perfect spot for relaxing or enjoying al fresco dining.

On the left side of the hallway are two double bedrooms and a comfortable single. There is also a conveniently placed family bathroom, offering practical and flexible accommodation for both family and guests.

The property boasts a spacious, beautifully maintained garden with delightful sea views, creating a serene and welcoming outdoor retreat. A charming summerhouse takes full advantage of the outlook, providing the perfect spot to enjoy the scenery. At the front, a generous garage and private off-road parking add both convenience and privacy, completing the appeal of this attractive home.



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KEY FEATURES

****CHAIN FREE****

Welcoming Living/Dining Room

Lovely Kitchen

Family Bathroom

Two Double Bedrooms

One Single bedroom

Off Road Parking

Garage

Well-Maintained Garden

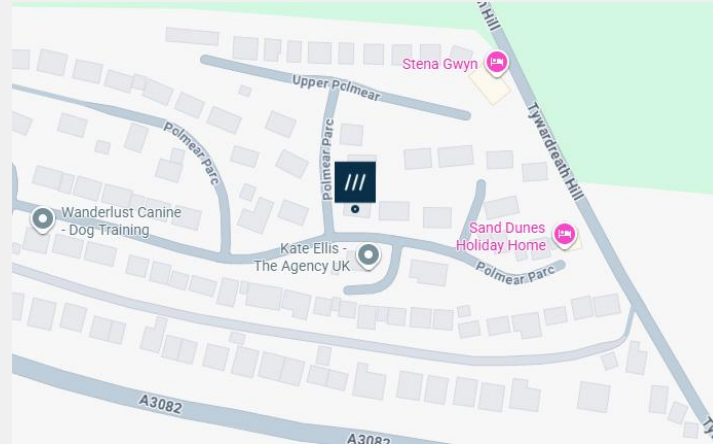
Summer house

Within walking distance to local amenities and several Cornish beaches.

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: C

TENURE: Freehold



what3words: ///astounded.immune.unwanted



Heating - Mains

Electricity- Mains

Water - Mains

Sewerage - Mains

SCHOOLS:

Tywardreath Primary School

Fowey River Academy

Fowey Primary School

Penrice Academy

TRANSPORT LINKS:

Bus stop, a short walk

Par Railway Station 10/15 minute walk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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