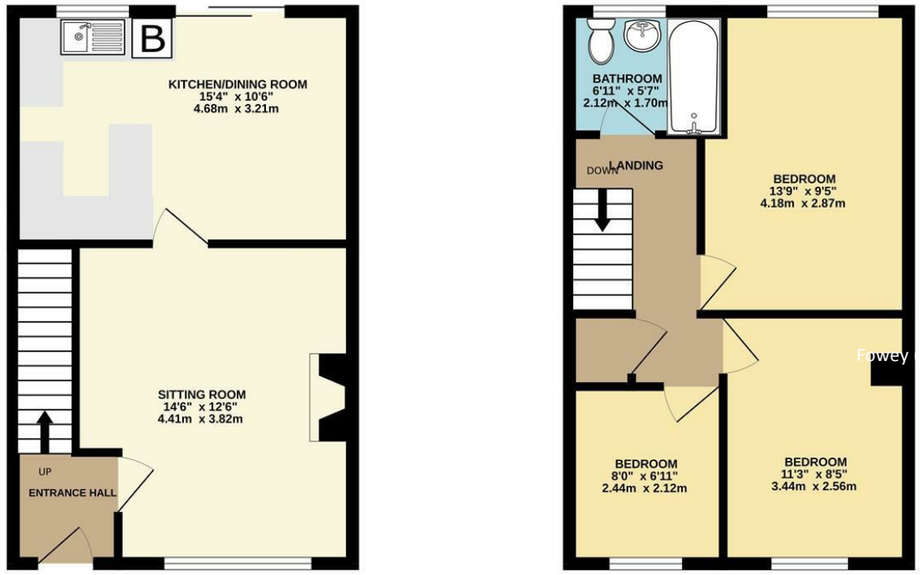
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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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MAY WHETTER & GROSE

3 CHYANDOR CLOSE,
PAR, PL24 2LP
ASKING PRICE £220,000









A THREE BEDROOM, MID-TERRACED HOME IN A POPULAR RESIDENTIAL ESTATE. TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM, KITCHEN DINING ROOM, FRONT AND REAR GARDEN AND GARAGE. SELLING WITH VACANT POSSESSION AND CHAIN FREE.

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3 Chyandor Close, St. Blazey, Par, Cornwall, PL24 2LP

LOCATION

Par is an extremely popular village with an excellent range of local amenities, including a doctor's surgery and chemist, convenience stores, cafes, pubs, hairdressers, a dog-friendly sandy beach, and two primary schools within easy reach. The famous South West Coast Path offers beautiful scenic walks to local beaches, coves and seaside villages. Par station is on the Penzance to Paddington mainline and the branch line to Newquay. Fowey town and historic harbour are approximately 4 miles away and well known for an eclectic mix of shops, restaurants and bars. The picturesque port of Charlestown and the award-winning Eden Project are within a short drive.

Chyandor is part of a popular residential estate and, with its slightly elevated location, offers a glimpse of the sea.

ACCOMMODATION

A front door opens into an entrance hall suitable for hanging coats and storing shoes. Stairs rise to the first floor, and a door opens into the sitting room. A large window lets in plenty of light, and a gas fire makes the room cosy and warm on the colder winter nights. A useful understairs cupboard provides handy storage.

A door opens into the kitchen dining room with plenty of space for a table and chairs. The fitted kitchen has ample wall and base storage cupboards, space for a washing machine, under-counter fridge and free-standing cooker. The wall-mounted gas boiler is located here. Patio doors slide open to give access to the rear garden.

Stairs rise to the first-floor landing, which has an inbuilt airing cupboard and gives access to a family bathroom, two double bedrooms and a single bedroom. The bathroom comprises a bath with an electric shower over, a wash basin and a WC. The bathroom and largest bedroom have views to the rear garden; the second double and single bedroom have views to the front garden and enjoy a glimpse of St Austell Bay.

The property has gas central heating throughout and is fully double-glazed.

OUTSIDE

The front garden is mostly laid to lawn with a mature hedge border. The rear garden is easy to maintain with a large gravelled area and a path that leads to a garden mostly laid to lawn. The path continues to a gate, which gives access to a footpath leading to the Old Roselyon Road. The garage is separate from the property and provides an off-road parking space in front.

TENURE -FREEHOLD

EPC RATING - D

COUNCIL TAX BAND - B

Local Authority
Cornwall Council

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

Viewing
Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk