



MAY WHETTER & GROSE

2 FORTUNE DRIVE, PAR, PL24 2FF

PRICE £164,500



****CHAIN FREE****

WE INVITE YOUR INTEREST IN THIS CHAIN FREE SECTION 106 SEMI DETACHED HOUSE WITH THREE BEDROOMS, OFF-ROAD PARKING, SUNROOM AND ENCLOSED REAR GARDEN. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITHIN CLOSE REACH TO LOCAL AMENITIES WITH FURTHER BENEFITS INCLUDING UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED DISCOUNTED HOME.

****EPC - C****



Location:

Par is excellent for local residential living and increasingly as a holiday destination. The village has an excellent range of local shops and facilities including doctors surgery, Boots chemist, large Post Office, various hairdressers, 2 general stores, a number of public houses, running track, main line railway station and a sandy beach. There is a fruit and veg shop, pasty shop, holiday park with small swimming pool and further centre with pool, gym and other facilities.

Directions:

Head out of St Austell on the A390, past the Britannia pub on the right hand side. Head up the hill to St Blazey Gate. On the right you will notice the Four Lords public house and petrol station. After the Four Lords pub turn right onto Trenovissick Road and head down the hill, following the road down and onto Par Lane and continue past the turning to Manor View and proceed until you reach the turning on your right signposted Mountside. Proceed in to the development, continue up the hill where the property is located half way along the no through road, located on the left hand side of the road on the bend.

Accommodation:

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

Entrance Hall:

14'0" x 4'2" (4.27m x 1.27m)

(maximum measurement including stairs to first floor) Hardwood door with inset obscure double glazing and inset spy hole allows external access. Carpeted flooring. Carpeted stairs to first floor. Telephone point. Wall mounted thermostat. Radiator. Mains enclosed fuse box. Door through to lounge.

Lounge:

13'10" x 11'3" maximum (4.23 x 3.45 maximum)



Upvc double glazed window to front elevation.
Carpeted flooring. Door provides access to under

stair storage void offering tremendous storage facilities. Radiator. Television aerial point. Door through to kitchen.

**Kitchen:**

10'0" x 10'4" (3.05 x 3.15)



Hardwood door with upper double glazed panel allows access to sunroom. Upvc double glazed window to rear elevation. Matching wall and base kitchen units. Roll top work surfaces. Tiled walls to water sensitive areas. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space for a dining table. Radiator. Tile effect vinyl flooring. Fitted electric oven with fitted mains gas hob above a fitted extractor hood over. Space for additional kitchen appliances. Opening through to utility.



Utility:

4'0" x 5'3" (1.24 x 1.62)



Accessed of the kitchen with Upvc double glazed window to rear elevation. Continuation of rolltop work surfaces. Space and plumbing for washing machine. The central heating boiler is located in the wall mounted kitchen unit. Radiator. Continuation of tile effect vinyl flooring and part tiled walls. Door through to WC.

WC:

3'11" x 4'4" (1.21 x 1.34)



Matching two piece white WC suite comprising low-level flush WC with dual flush technology and pedestal hand wash basin. Part tiled walls. Continuation of tile effect vinyl flooring. Radiator. Extractor fan.

Sunroom:

8'9" x 10'0" (2.67 x 3.05)



A fantastic addition to the property with Upvc double glazed patio doors to the left hand side providing external access. Continuation of left rear and right hand side in the form of sealed glazed units. Carpeted flooring. Light and power. Television aerial point.



Bedroom Three:
7'6" x 6'5" (2.30 x 1.98)



Upvc double glazed window to rear elevation.
Carpeted flooring. Radiator.

Bedroom Two:
8'1" x 10'9" (2.47 x 3.28)



Upvc double glazed window to rear elevation.
Carpeted flooring. Radiator.

Landing:

10'1" x 6'0" maximum (3.09 x 1.85 maximum)



Doors off to bedrooms one, two, three and family bathroom. Additional door opens up to provide access to the airing cupboard. Loft access hatch. Carpeted flooring. Upvc double glazed window with obscure glazing to side elevation.

Bedroom One:

13'4" x 8'1" (4.08 x 2.48)



Upvc double glazed window to front elevation affording far reaching views. Carpeted flooring. Radiator. Television aerial point. A generous principle bedroom.



Family Bathroom:

6'0" x 6'1" (1.84 x 1.87)



Upvc double glazed window to front elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level WC with dual flush technology, ceramic hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment. Tile effect vinyl flooring. Radiator. Electric plug-in shaver point. Tiled walls to water sensitive areas. Fitted extractor fan.

Outside



To the front of the property is a manageable area of lawn with paved walkway providing access to the front door. To the left-hand side of the property there is off-road parking with a gate leading to the enclosed and secure rear garden.



Either accessed via the sunroom or the left-hand external access gate. The rear garden is well enclosed with wood fencing to the left boundary and exposed slate wall to the rear and right hand side, on top of the slate wall is a profusion of established evergreen planting and shrubbery offering a good degree of privacy. The garden laid to paved patio with a manageable area of Astroturf. Two wooden sheds. External power. A fantastic low maintenance rear garden.



ELIGIBILITY

Eligibility

We would be looking to prioritise someone with a need for a 3 bed property and an Area Local Connection to St. Blaise, Treverbyn, Luxulyan, Lanlivery, Tywardreath and Par, Fowey, St. Austell, St. Austell Bay or Carlyon.

Please note that the s.106 contains under occupancy clauses and so we would not immediately consider anyone who would be under occupying by more than 1 bedroom. For example a 3 bedroom property would be prioritised for those with a 3 bed need and if you asked us to consider a couple/single applicant we

would expect you to demonstrate that no 3 bed applicants had made an offer.

- Current residency/permanent employment of 16 + hours per week for 3 + years
- OR
- Former residency of 5 + years
- OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

A map of the parish boundaries is available for your reference.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Council Tax Band - B

Broadband and Mobile Coverage:

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

Floor Area:

The floor area measurement is taken from the EPC.

Services:

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

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:
Maintenance Fees to be confirmed.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Hoxpox 12/2020

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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