



Ash Grove Par PL24 2HE

Asking Price £235,000

- NO ONWARD CHAIN
- SEA VIEWS FROM BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- WITHIN WALKING DISTANCE TO PRIMARY SCHOOLS
- ENCLOSED FRONT AND REAR GARDENS
- CONVERTED GARAGE PROVIDING ADDITIONAL BEDROOM / RECEPTION ROOM / UTILITY ROOM
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 839.00 sq ft



3



1



2



52

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to market this delightful semi-detached home situated close to local amenities and schools. The home offers a perfect blend of comfort and convenience whilst offering three well-proportioned bedrooms, making it an ideal home for first time buyers, families or those seeking extra space.

Upon entering, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining guests which in turn leads into the kitchen and an additional room which could be utilised as a bedroom / reception room or utility room.

The property features a well-appointed bathroom, designed for both functionality and comfort. Each bedroom is thoughtfully designed to maximise space and natural light with the additional benefit of sea views from two of the bedrooms. Additional benefits include off road parking for two vehicles along with front and rear gardens.

The property is connected to all mains services and falls under Council Tax Band B. Viewings are strictly by appointment only.

LOCATION

Ash Grove is ideally situated between the charming villages of St Blazey and the coastal village of Par, home to a lovely sandy, dog-friendly beach. Both villages offer a range of local amenities, including convenience stores, hairdressers, pubs, schools and transport links, providing everything you need close to home. Just a five-minute drive away, St Austell offers a comprehensive range of shops, services and leisure facilities, as well as a branch-line railway station providing convenient connections to the wider area. For those wishing to explore further afield, there is plenty to discover. The historic town of Fowey is renowned for its picturesque harbour and quirky, winding streets, while the beautiful Roseland Peninsula offers stunning coastal walks through an Area of Outstanding Natural Beauty. Nearby Charlestown, with its historic harbour, has provided a dramatic backdrop for numerous period films and television productions. And, of course, Cornwall's spectacular coastline is never far away. With an abundance of sandy beaches, secluded coves and crystal-clear waters, there are endless opportunities for kayaking, surfing, paddleboarding and simply enjoying the beautiful scenery that makes this corner of Cornwall so special.

THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

ENTRANCE HALL

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Under stair storage cupboard. Skirting. Carpeted flooring. Stairs to first floor. Doors leading to:

LOUNGE/DINER

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Double glazed sliding doors leading out to the rear garden. Leads into the

KITCHEN

Double glazed window to the rear and side aspect. Skimmed ceiling. Recessed spotlights. A range of wall and base fitted units with roll top work surfaces. Integrated oven with four ring gas hob and extractor fan over. One and a half sink with drainer and mixer tap. Space for under counter fridge. Cupboard housing the boiler. Ample plug sockets. Tiled flooring. Door leading into the

RECEPTION ROOM / UTILITY ROOM

Double glazed window to the front and side aspect. Skimmed ceiling. Space and plumbing for freestanding washing machine and tumble dryer. Radiator. Ample plug sockets. Skirting. Tiled flooring. Door leading out to the rear garden.

BATHROOM

Obscure double glazed window to the side aspect. Skimmed ceiling. Bath with waterfall shower head over. Wash basin. WC with push flush. Wall mounted storage cupboard. Shaver point. Radiator. Tiling around water sensitive areas. Tiled flooring.

FIRST FLOOR

Double glazed window to the side aspect. Skimmed ceiling Recessed spotlights. Loft access. Radiator. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

Double glazed window to the front aspect. Skimmed ceiling. Built in cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Double glazed window to the rear aspect. Skimmed ceiling. Built in cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

OUTSIDE

To the front- Off road parking for two vehicles. Laid to lawn area. Access into the utility room.

To the rear- South facing laid to lawn rear garden.

PARKING

There is off road parking for two vehicles in addition to ample on street parking.

SERVICES

This property is connected to all mains services and falls under Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: E

The building

Semi-detached house, standard construction

3 bedrooms, 1 bathroom, 2 receptions

Accessibility adaptations: None



Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE great

Parking: Driveway, On Street, and Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

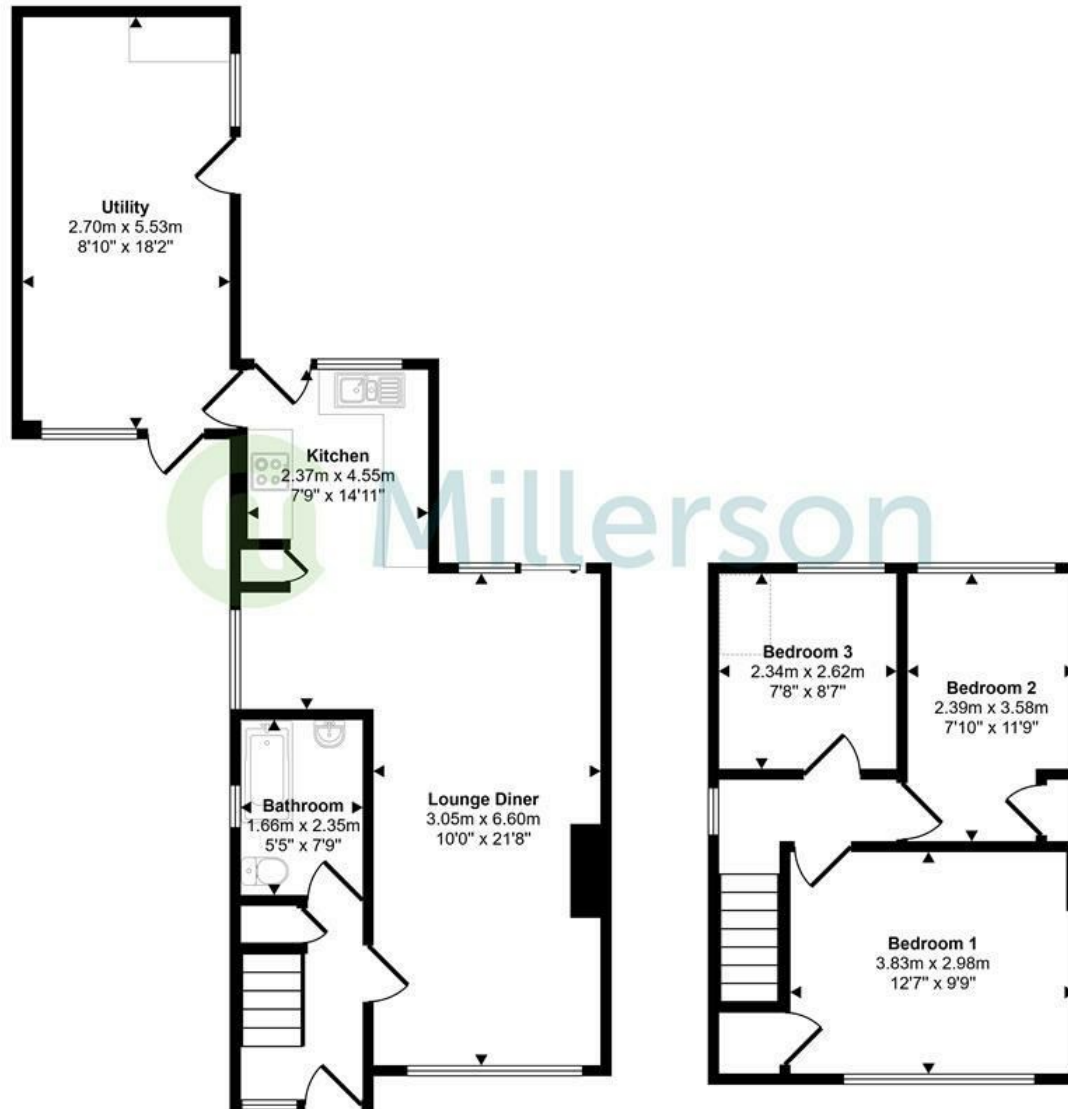
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
87 sq m / 938 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below
To Arrange A Valuation

Here To Help

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Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC