



Austen Close

Par

PL24 2FH

Guide Price £230,000

- SET OVER THREE FLOORS
- DOUBLE BEDROOMS THROUGHOUT
- ENCLOSED ELEVATED REAR GARDEN
- PERFECT FIRST HOME
- WELL-EQUIPPED KITCHEN/DINER
- SPACIOUS LOUNGE
- OFF ROAD PARKING AVAILABLE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 990.27 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this conveniently positioned and deceptively spacious three-bedroom home to the market. Arranged over three well-proportioned floors, the property offers a superb balance of style, comfort, and practicality, creating a home that feels both welcoming and versatile. With its thoughtfully designed layout and generous living space, this property represents an excellent opportunity for first-time buyers, growing families, or those seeking a home that can easily adapt to modern lifestyles.

Upon entering, you are greeted by a bright and airy entrance hallway that immediately sets the tone for the rest of the home. From here, doors lead into a well-equipped and sociable kitchen diner, forming the heart of the property.

This impressive space is fitted with an extensive range of wall and base units, complemented by ample worktop space, allowing for effortless meal preparation and storage. There is plenty of room for dining furniture, making it an ideal setting for both everyday family meals and entertaining guests. The ground floor accommodation is further enhanced by a convenient cloakroom, adding to the overall functionality of the home.

The first floor reveals an expansive lounge, a beautifully presented space flooded with natural light, creating a warm and inviting atmosphere. This generously sized room offers the perfect environment for relaxation, whether enjoying quiet evenings in or hosting friends and family. Also located on this floor is the first of three double bedrooms, a well-proportioned room that offers flexibility for use as a guest bedroom, home office, or additional living space depending on individual requirements.

Ascending to the second floor, the sense of space continues with two further bedrooms, both thoughtfully designed to maximise comfort and usability. These rooms provide excellent accommodation for family members or guests and are served by a well-appointed family bathroom, fitted with contemporary fixtures and offering a practical yet stylish space to unwind.

Externally, the property continues to impress with an enclosed rear garden that has been designed with both privacy and enjoyment in mind. Steps lead up to a raised patio area, perfectly positioned to capture the best of the Cornish sunshine. This elevated space provides an ideal setting for al fresco dining, summer gatherings, or simply relaxing outdoors in a peaceful environment. The garden offers a wonderful extension of the living space, particularly during the warmer months.

Further benefits include off-road parking, ensuring ease and convenience for homeowners, along with an abundance of additional on-street parking available nearby for visitors.

The property is connected to mains water, electricity, drainage, and gas, and falls within Council Tax Band C.

LOCATION

Par is a charming coastal village in Cornwall, offering a perfect blend of convenience and seaside living. The village has a good range of amenities, including shops, cafes, a supermarket, and a primary school, while the stunning Par Sands beach and nearby South West Coast Path provide plenty of opportunities for walks, water sports, and outdoor leisure. Transport links are excellent, with Par railway station connecting to Plymouth, Exeter, and London, and the A390 providing easy road access to St Austell, Truro, and surrounding areas, making it an ideal location for both families and commuters.

ENTRANCE HALLWAY

uPVC double glazed door. Smoke alarm. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

KITCHEN/DINER

Skimmed ceiling. Double glazed window to the front aspect. A range of wall and base fitted storage cupboard and drawers. Wall mounted gas boiler. Integrated oven with four ring gas hob and extractor hood over. Built-in storage cupboard. Splash back tiling. Stainless steel wash basin with mixer tap and drainage board. Space for a washing machine and fridge-freezer. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

W.C.

Skimmed ceiling. Frosted double glazed window to the front aspect. Splash back tiling. Vanity wash basin with mixer tap. W.C. Radiator. Vinyl flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Built-in storage cupboard housing the hot water cylinder. Radiator. Skirting. Carpeted flooring.

LOUNGE

Skimmed ceiling. Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Double doors leading out onto the garden.

BEDROOM THREE

Skimmed ceiling. Two double glazed windows to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

SECOND FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partially boarded loft space. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Skimmed ceiling. Two double glazed windows to rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Laminate flooring.

BATHROOM

Extractor fan. Splash-back tiling. Mains fed shower over the bath. Shaver point. Vanity wash basin with mixer tap. W.C. Radiator. W.C. Vinyl flooring.

BEDROOM ONE

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, the property continues to impress with an enclosed rear garden that has been designed with both privacy and enjoyment in mind. Steps lead up to a raised patio area, perfectly positioned to capture the best of the Cornish sunshine. This elevated space provides an ideal setting for al fresco dining, summer gatherings, or simply relaxing outdoors in a peaceful environment. The garden offers a wonderful extension of the living space, particularly during the warmer months.

PARKING

Further benefits include off-road parking, ensuring ease and convenience for homeowners, along with an abundance of additional on-street parking available nearby for visitors.



SERVICES

The property is connected to mains water, electricity, drainage, and gas, and falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data

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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.



Needing To Sell?

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

Don't Panic!

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Here To Help

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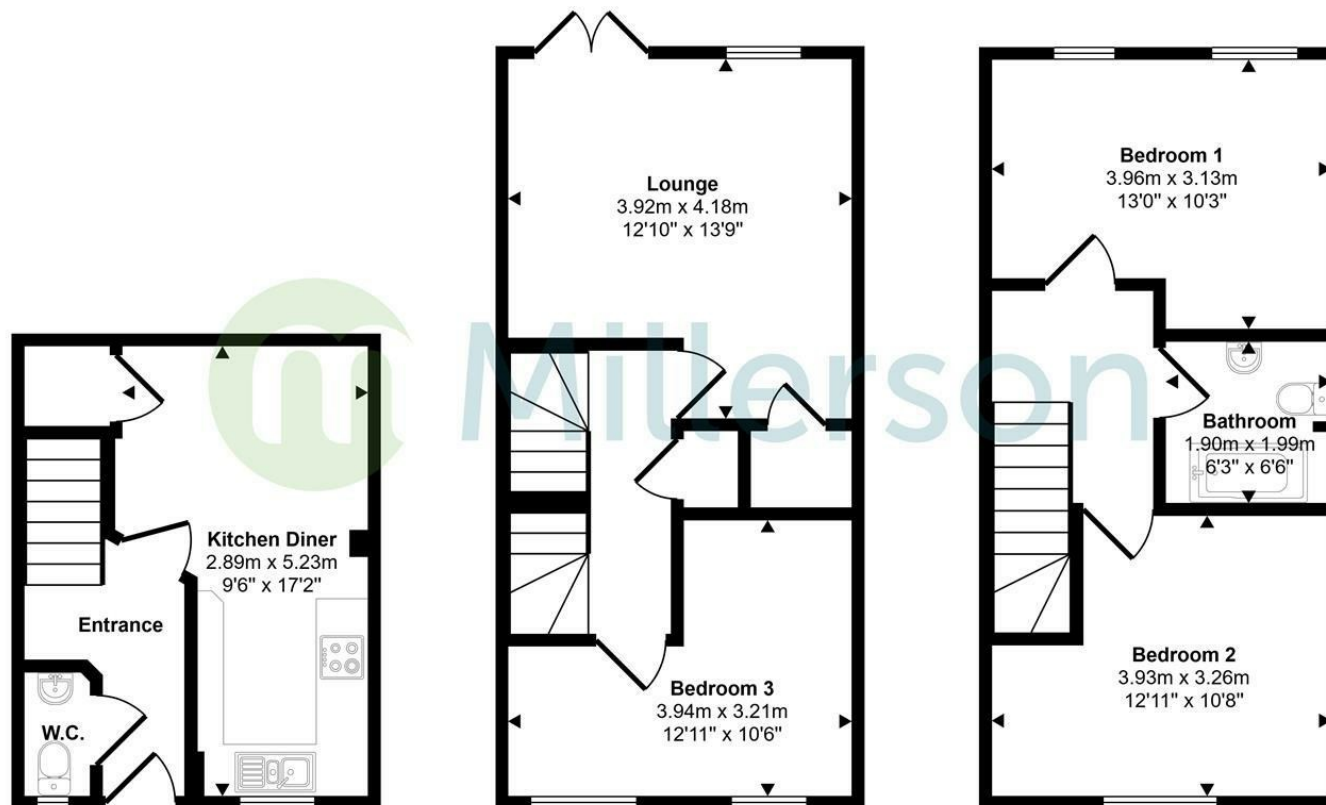
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Approx Gross Internal Area
89 sq m / 954 sq ft



Ground Floor

Approx 21 sq m / 224 sq ft

First Floor

Approx 34 sq m / 363 sq ft

Second Floor

Approx 34 sq m / 368 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		75	
(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	

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