MAY WHETTER & GROSE

13 SOUTHVIEW ROAD, PAR, PL24 2HJ
GUIDE PRICE £200,000



A CHAIN FREE SEMI DETACHED HOUSE IN NEED OF UP DATING WITH THREE BEDROOMS AND OFF-ROAD PARKING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING AND ENCLOSED REAR GARDEN. THE PROPERTY OCCUPIES A WELL REGARDED AREA AND AN EARLY VIEWING IS ADVISED TO APPRECIATE THIS WELL POSITIONED HOME WITH GREAT SCOPE AND POTENTIAL.

*** EPC - D ***





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, pass the Britannia pub on the right hand side. Head up the hill to St Blazey Gate. On the right, take the first turn after the shops, onto Biscovey Road. Proceed down the hill and turn left onto St Marys Road. Proceed along this road taking the left hand turn onto Southview Road. The property is located on the right hand side of the road with driveway parking to the front.

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

Entrance Hall:
5'6" x 10'0" (1.70m x 3.06m)
Upvc double glazed door with upper obscure glazing with matching sealed glazed unit to left-hand side of front door. Doors through to lounge diner and bathroom. Stairs to first floor. Textured ceiling. Radiator. BT open reach telephone point. The mains fuse box is enclosed and accessed via double doors to the left-hand side of the front door.

Lounge Diner:
21'10" x 10'1", (max) (6.68m x 3.09, (max))



A spacious dual aspect room with Upvc double glazed windows to front and rear elevations. Focal mains gas fire with wooden surround. Television aerial point. Textured ceiling. Radiator.

Kitchen:
8'7" x 7'9" (2.63 x 2.37)



Upvc double glazed door to rear elevation with upper obscure glazing. Upvc double glazed window to side elevation. Matching wall and base kitchen units with square edged work surfaces. Stainless steel sink with matching draining board and central mixer tap. Electric oven with four ring hob above and extractor fan over. Part tiled walls. Space for additional kitchen appliances. Radiator.



Bathroom:
6'3" x 5'6" (1.92m x 1.69m)



Upvc double glazed window to side elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level flush WC with dual flush technology. Pedestal hand wash basin with central mixer tap set on vanity storage unit. Panel enclosed bath with central mixer tap and fitted wall mounted shower with detachable body nozzle and overhead showerhead. Water resistant cladding. Water resistant clad ceiling. Extractor fan. Heated towel rail. Tile effect vinyl flooring.

Landing:
7'9" x 6'5" (2.36m x 1.96m)



(maximum measurement including stairs)
Upvc double glazed window to side elevation. Doors off to bedrooms one, two and three. Loft access hatch. Textured ceiling.

Bedroom One:
12'11" x 9'8" (3.95 x 2.97)



Upvc double glazed window to front elevation with distant sea views. Door to over-stair storage cupboard. Textured ceiling. Radiator.



Bedroom Two:
11'10" x 7'10" (max) (3.62m x 2.41m (max))



Upvc double glazed window to rear elevation.

Radiator. Textured ceiling. Door opens to provide access to the properties boiler cupboard housing the mains gas fired central heating boiler.



Bedroom Three:
8'9" x 7'10" (2.67m x 2.40m)



Upvc double glazed window to rear elevation. Radiator. Textured ceiling.

Outside:
To the front the property offers a tarmac drive allowing off-road driveway parking. There is a wooden gate to the left-hand side providing secure access to the enclosed rear garden. To the front right hand side there is a manageable area of lawn with established trees. The boundaries are clearly defined with block wall to the right and left elevations.

Rear garden:



The rear garden is laid to lawn. The boundaries are clearly defined with wood fencing to the left, rear and part of the right elevation with the remainder of the right boundary in the form of a block wall. Immediately to the rear of the property is a hardstanding area which is covered. Wooden shed.



Council Tax Band - B

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

Floor Area:
The floor area measurement is taken from the EPC.

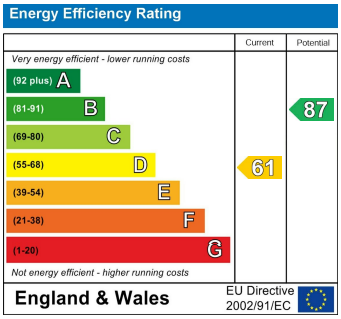
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

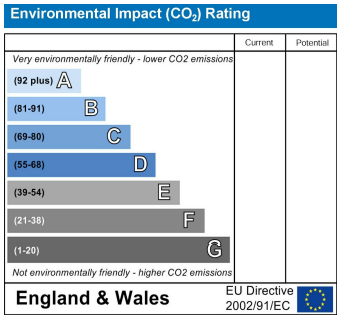
Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell

Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

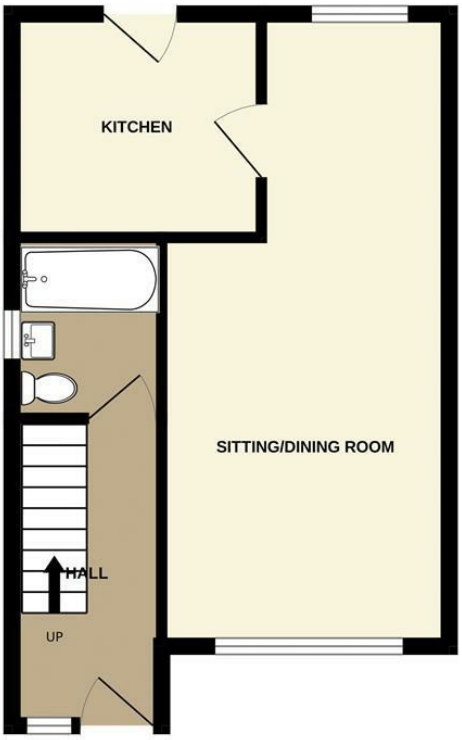
Agents Notes:

Interested parties are advised that there is bamboo in the rear garden

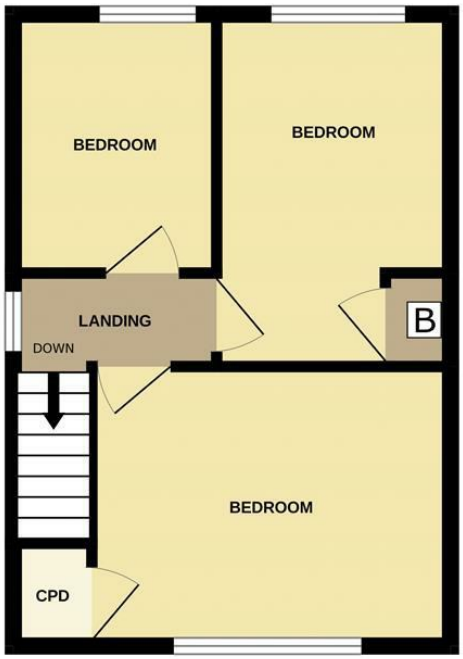




GROUND FLOOR



1ST FLOOR



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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