



MANOR VIEW PAR PL24 2EN

EXTENDED 4 BEDROOM SEMI-DETACHED

Welcome to this appealing extended 4 bedroom semi-detached house located in the highly regarded area of Manor View, Par. This family home boasts a generous kitchen diner perfect for the family and entertaining, a garage and parking for convenience, a utility room for added functionality, and best of all - no onward chain!

In brief the property comprises: Entrance Hall, Lounge, Kitchen/Diner, 4 Bedrooms (Principal with En Suite), Family Bathroom, Garage with Utility to Rear, Driveway Parking, Gardens Front and Rear.

Situated close to the coast, this property offers the perfect mix of generous accommodation and coastal location and just waiting to be turned into your dream home. Don't miss out on the opportunity - schedule your viewing today!

Key Features

Extended Semi

4 Bedrooms
Principal with En Suite

Lounge with
MF Burner

Light & Spacious
Kitchen/Diner

Garage with
Utility Room

Driveway Parking

Front & Rear Gardens

About The Location

Par offers a good range of daily amenities and is within a short distance of the dog friendly sandy beach of Par. Four miles distant is the market town of St Austell which offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Also close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC door with feature double glazed panel and canopy over giving access to the entrance hall. Central heating radiator. Stairs to first floor. White panel door to:

Lounge

14' 5" x 12' 6" (4.4m x 3.8m) max

An attractive room with uPVC double glazed window to the front elevation. Feature brick fireplace with multi-fuel burner. Central heating radiator. Understairs storage cupboard housing the consumer unit. Wood effect laminate flooring. Glazed panel door to:

Kitchen/Diner

15' 9" x 10' 6" (4.8m x 3.2m)

A light and well-proportioned room with a range of modern high gloss white wall, drawer and base units with worktops over, incorporating a one and a half bowl stainless steel sink. Built-in electric oven with gas hob and stainless-steel extractor over. Space and plumbing for dishwasher. Wood effect vinyl flooring. Two ceiling lights. Central heating radiator. uPVC double glazed French doors to decked area.

First Floor

White panels doors to all bedrooms and family bathroom. Built-in over stairs airing cupboard housing with Baxi combi-boiler (annually serviced). Access to the loft.

Principal Bedroom

23' 0" x 11' 6" (7.0m x 3.5m)

A dual aspect room with uPVC double glazed windows to the front and rear. Storage areas with rails. Inset ceiling spotlights. Central heating radiator. Door to:

En Suite

White suite comprising low level WC and pedestal wash-hand basin. Shower cubicle with mains shower. Under floor heating. uPVC double glazed window to the rear. Tiled floor.

Family Bathroom

uPVC double glazed window to the rear. White suite comprising bath with shower over and glazed screen, low level WC, pedestal wash hand basin. Majority tiled walls. Central heating radiator. Vinyl flooring.

Bedroom

14' 1" x 9' 10" (4.3m x 3.0m) max

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom

11' 6" x 8' 6" (3.5m x 2.6m)

uPVC double glazed window to the front with far reaching country views. Central heating radiator.

Bedroom

7' 10" x 6' 11" (2.4m x 2.1m)

uPVC double glazed window to the front elevation. Central heating radiator.

Exterior

To the front of the property is a large open area of lawn with covered open way leading to a pedestrian door to the utility room with a pathway continuing to the rear of the property with access to the garden, drive and garage. To the rear is an enclosed south facing garden with an area of decking with steps to a raised patio and garden shed. Fencing to the boundaries. Outside tap.

Utility Room

8' 2" x 5' 7" (2.5m x 1.7m)

Base unit with worktop over incorporating a stainless-steel sink. Space and plumbing for a washing machine. uPVC double glazed window to the front. Step up and wooden door to the:

Garage with Driveway Parking

17' 1" x 8' 2" (5.2m x 2.5m)

Up and over door. Power and light. Shelving.

Additional Information

EPC 'C'

Council Tax Band 'B'

Services – Mains Electric, Gas and Drainage

Property Age – 1980s

Tenure – Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Lounge



Kitchen/Diner



Kitchen



Principal Bedroom



En Suite



Front Lawn

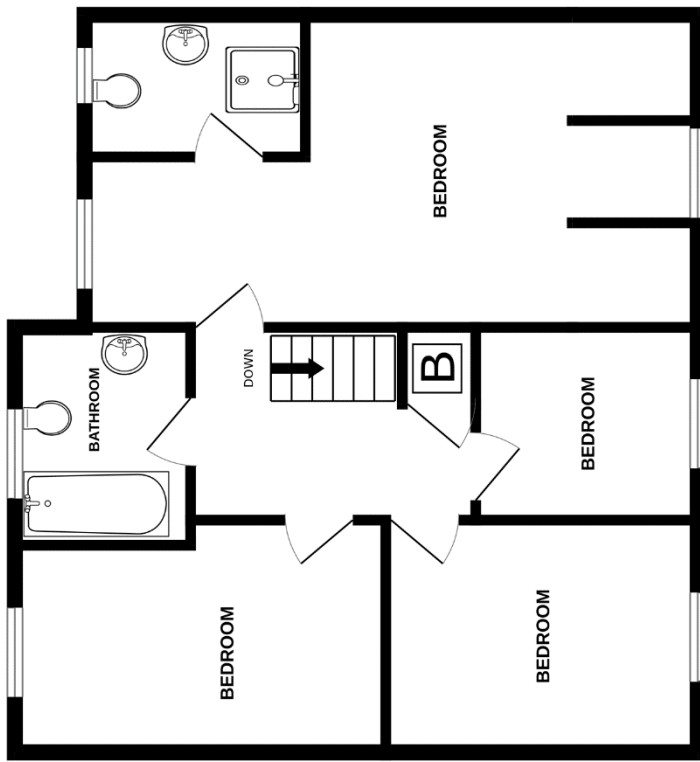


Rear Elevation



Utility Room

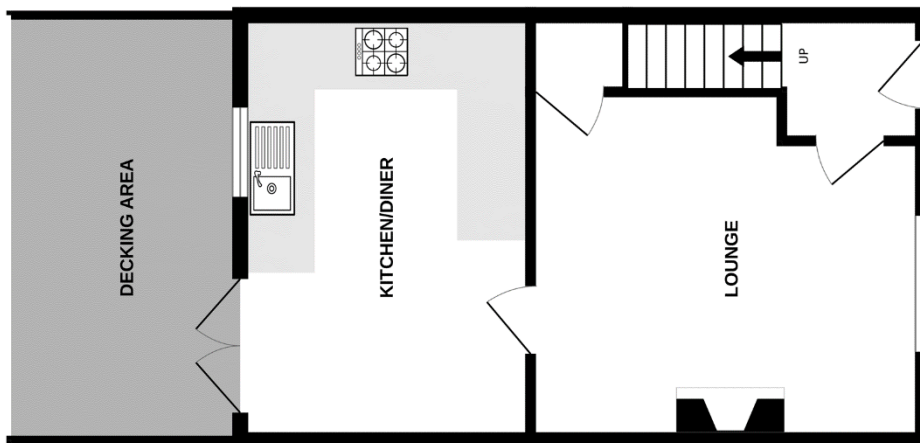
1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.
Made with Metropix ©2024

GROUND FLOOR



St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.