

# Burrows ESTATE AGENTS

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## Pembroke Close, Par, Cornwall, PL24 2BT



**£275,000**

- Unique 'villa' style semi-detached bungalow
- Unusual design providing light and attractive accommodation
- Offering scope for modernising and updating
- Open plan lounge/diner with high vaulted ceiling and fireplace
- Conservatory, kitchen, utility, 3 bedrooms, bathroom
- Primarily upvc double glazing, gas central heating
- Generous wrap around gardens, garage, store, greenhouse
- Appealing cul-de-sac setting at Par
- No forwarding chain

This is a unique and deceptive 'villa' style three bedroom semi detached bungalow, with generous gardens, garage and parking. Being offered with no forwarding chain and in need of some decorative and general updating allowing the purchasers to incorporate their own decorative and design ideas.

The unusual circa 1960s design with tall mono pitch and flat roofing offers light and well proportioned accommodation comprising lounge/diner with high vaulted ceiling and fireplace, conservatory, kitchen, utility, 3 bedrooms 2 of which have built in wardrobes, bathroom. It has majority Upvc double glazing and gas central heating.

Positioned on a corner the property's generous garden is a special feature and extends to front, side and rear with garage and parking. Store and greenhouse.

Pembroke Close is a well established cul-de-sac setting in an elevated position in an area known as The Mount at Par, within convenient access to a good range of local amenities including post office and convenience stores, pubs, fish and chip shops doctors surgery, schools, mainline railway station and less than half a mile from the large sandy beach at Par.

## Accommodation

Entrance	Part-patterned glazed door and side screen to hallway.
Hallway	Good immediate reception area. Radiator. Door to lounge/diner which in turn leads to kitchen and to conservatory. Hallway continuing "L" shaped with recessed airing cupboard. Doors off to all 3 bedrooms and family bathroom.
Lounge/Diner	17' 10" x 10' 2" (5.43m x 3.10m) plus 7'3" x 11' x 2" (2.21m x 3.40m) Light and attractive L-shaped room with high vaulted ceiling, high level window to side and picture window to front. A feature Cornish stone fireplace with gas fire. Telephone socket. Radiator. Access hatch to recessed roof storage. Practical dining space with sliding doors opening to the conservatory.
Conservatory	9' 10" x 7' 6" (2.99m x 2.28m) Full surrounding windows plus sliding door to side and enjoying rear garden outlook.
Kitchen	10' 1" x 8' 11" (3.07m x 2.72m) Comprised of a range of wall and base units, with working surface over incorporating inset sink. Space of cooker. Cupboard housing gas boiler (recently fitted 2022) Window to rear. Door to utility.
Utility	5' 3" x 9' 10" (1.60m x 2.99m) Windows to front and window and door to side. Space and plumbing for white goods.
Bedroom 1	11' 10" x 9' 2" (3.60m x 2.79m) Window to rear. Recessed wardrobe storage. Radiator.
Bedroom 2	11' 7" x 9' 2" (3.53m x 2.79m) Window to front. Recessed wardrobe storage. Radiator.
Bedroom 3	8' 8" x 8' 7" (2.64m x 2.61m) Window to front. Radiator.
Bathroom	5' 6" x 5' 7" (1.68m x 1.70m) Suite comprising panelled bath with electric shower over, close coupled w.c. and pedestal wash hand basin. Full tiled walling. Patterned glazed window to side. Radiator.
Outside	To the front is a car port and garage with steps and feature shrubs leading up to the property and around to the front door. A further expanse of garden leads to the side of the property where the garden is well enclosed to the side and rear with fencing. The rear garden is laid to patio, path, grass and feature shrubs and plants and offers a great garden space. Block built store and greenhouse.

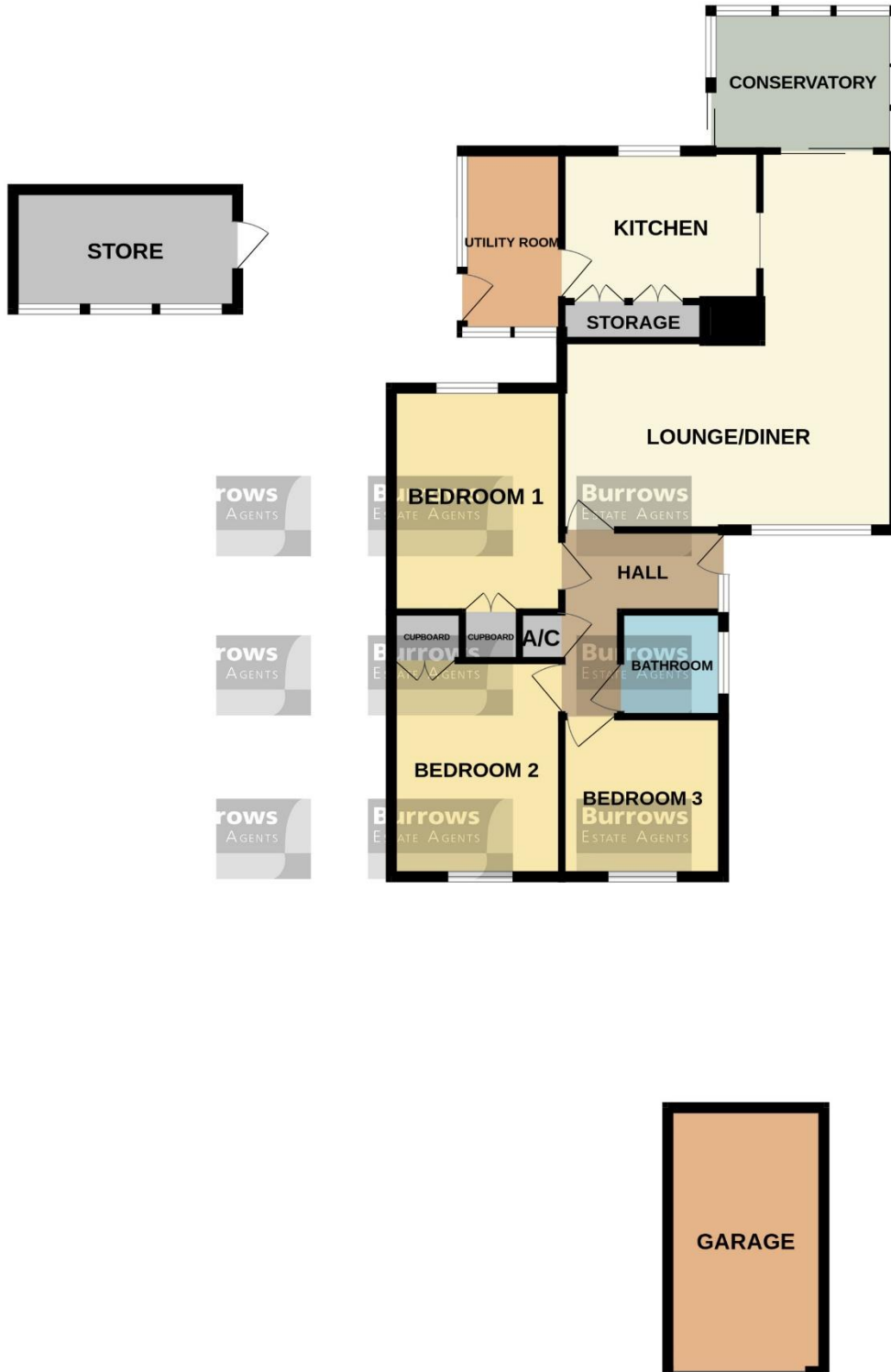
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Council Tax Band C correct as at 12 April 2024.

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR  
1076 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.

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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