

**Burrows** ESTATE AGENTS

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## **The Mount, Par, Cornwall, PL24 2BY**



**£370,000**

- Available with no ongoing chain
- Detached three bedroom bungalow set within generous gardens
- Situated within popular location of Par
- Entrance hall, Shower room, Lounge/dining room, Conservatory, Kitchen
- Three bedrooms, Bathroom
- Garage, Attached workshop, Driveway/hard standing parking for several vehicles
- Lawn garden to front with feature oak tree
- Good size patio and lawn garden to rear with insulated shed/studio

This is a detached three bedroom bungalow situated within the popular area of The Mount in Par, available with no ongoing chain, having generous gardens to rear and providing light and attractive accommodation throughout.

The accommodation in brief comprises of entrance hall, shower room, three bedrooms and bathroom, modern fitted kitchen, lounge/dining room and conservatory. The property also has double glazing and gas fired central heating along with solar panels which this property owns.

Outside the bungalow is positioned within a good size plot having ample parking to front along with an attractive lawn garden with oak tree feature, the main garden is to the rear which is of a large size having paved patio area leading onto a good expanse of lawn along with having a garage, attached workshop and a timber insulated and clad shed with power connected.

Situated within The Mount which is a popular and sought after area of Par, the property is located within walking distance to a good range of amenities including Par one way system where there is a doctors surgery, pharmacist and local convenience stores to name a few. Also close by is Par beach where you can join the coastal paths with some delightful coastal walks.

Combining the property's location, parking and gardens it is anticipated to appeal to a good number of people and appointments to appraise internally are most strongly advised.

## Accommodation

**Front entrance** Patterned glazed door and side screen to entrance hall.

**Entrance hall** Good immediate reception area with two recessed storage cupboards, one housing the combination Baxi boiler, radiator and access hatch to roof space. Door to shower room, door to bathroom and three bedrooms, door to kitchen and lounge/dining room which in turn leads through to conservatory.

**Lounge/dining room** 18' 2" x 11' 10" (5.53m x 3.60m) Light and attractive room via large picture window to front. Two radiators, TV aerial point, telephone point, French doors to rear and side screens opening to conservatory.



**Conservatory** 9' 2" x 8' 6" (2.79m x 2.59m) Good additional space enjoying rear garden outlook with windows to side and rear, French doors to side opening to garden.





## Kitchen

8' 10" x 7' 8" (2.69m x 2.34m) maximum including two built in pantry cupboards, fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with matching splash back, fitted oven and hob with hood over. Inset sink unit, patterned glazed door to rear and window to rear enjoying garden outlook.



## Bedroom 1

12' 4" x 9' 11" (3.76m x 3.02m) Radiator and large window to front enjoying garden outlook.

## Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m) maximum into recess. Radiator and window to rear enjoying rear garden outlook.



## Bedroom 3

10' 0" x 7' 0" (3.05m x 2.13m) Radiator and window to front.

## Bathroom

7' 2" x 7' 9" (2.18m x 2.36m) maximum into recess. Suite comprising panel bath, pedestal wash hand basin and close coupled W.C. Part tiled around bath area and patterned glazed window to rear.



## Outside

To the front there is a driveway/hard standing parking for several vehicles, pathway to front entrance with a good expanse of lawn with oak tree feature, pathways continue to either side to the rear where there is an immediate paved patio area, this leads onto a good expanse of lawn with stone walling and fencing to boundaries, along with a timber clad and insulated shed measuring 10'10 x 6'4 with power connected, pedestrian door and window to side. This would make a great home office/studio.

## Garage

20' 0" x 10' 0" (6.09m x 3.05m) Up and over door, light and power connected. Pedestrian door and window to rear leading to attached workshop.

## Workshop

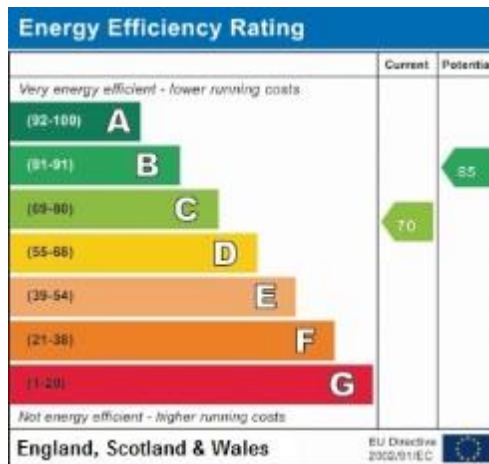
12' 3" x 8' 3" (3.73m x 2.51m) narrowing to 6'8 irregular shape. Good useful space which could provide a workshop area or home office if required with windows to side and rear and pedestrian door to side opening to garden



Council Tax Band C (Correct at March 2022)

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



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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