

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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ST MARYS ROAD, PAR

PRICE £179,995



SPACIOUS TWO-BED SEMI WITH A GENEROUS REAR GARDEN IN A SOUGHT-AFTER LOCATION NEAR SCHOOLS AND SHOPS. FEATURES INCLUDE GAS CENTRAL HEATING, UPVC WINDOWS, A LOUNGE/DINER, MODERN KITCHEN, BATHROOM, AND TWO DOUBLE BEDROOMS. OUTSIDE OFFERS FRONT AND REAR GARDENS, TWO STORAGE SHEDS, AND SCOPE FOR OFF-ROAD PARKING.

Disclaimer: 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.



Room Descriptions

Entrance Lobby

With part glazed Upvc door leading into the kitchen and lounge, stairs to the first floor, under stairs recess and storage cupboard, window to the front.

Kitchen

3.94m x 3m (12' 11" x 9' 10") With window to the front, tiled floor, fitted with a good number of base units and high level cupboards, sink unit, space and plumbing for washing machine, space for fridge freezer and space for cooker, wall mounted gas fired boiler heating radiators and hot water, serving hatch to the kitchen, gas hob and electric oven. Half glazed door leading to a side covered way, providing access to two useful storage sheds and one shed with door leading to the rear garden.

Lounge/Dining Room

5.92m x 3.1m (19' 5" x 10' 2") Window to the rear and part glazed door leading to the rear garden.

Bedroom 1

4.08m x 3.03m (13' 5" x 9' 11") Window to the front, this room has the benefit of three built in wardrobes, great for storage, window to the front.

Bedroom 2

3.9m x 3.0m (12' 10" x 9' 10") Window to the rear.

Bathroom

1.89m x 1.76m (6' 2" x 5' 9") Fitted with a white three piece suite comprising of a panelled P shaped bath with shower over, low level W.C. was hand basin, window to the rear. Tiled walls.

Outside

Set back from the road, the property features a spacious front lawn extending to the left, offering potential for private parking if desired. A large, enclosed rear garden—mainly laid to lawn—includes gated access to a communal residents' parking area located to the rear.

The Property

For sale: A spacious two double bedroom semi-detached home with a generous rear garden, set in a popular residential area close to schools and shops. Featuring gas central heating and UPVC double glazing, the property includes an entrance hall, kitchen, lounge/diner, bathroom, and two well-proportioned bedrooms. Outside offers two handy storage sheds, a lawned front garden with potential for off-road parking, and a large enclosed rear lawn.

Biscovey is a great place to live, schools and shops are easily accessible for a busy family, the coast is only half a mile away where the local beaches provide exiting outdoor areas, the beautiful coastline has miles of coastal paths with Fowey, Polkerris in one direction and Carlyon Bay and Charlestown in the other. What could be better.