



The Property

For sale and chain free is this detached and extended three/four bedroom home, set in a popular residential location on the outskirts of Par.

Conveniently positioned close to local schools and shops, the property offers excellent potential and would benefit from internal updating including the kitchen, bathroom, décor and central heating.

Outside, the home enjoys a garage, generous front garden and enclosed gardens to the side and rear.

St Mary's Road is a sought-after address in Biscovey, a well-connected and friendly area of Par. The property is within easy walking distance of Biscovey Academy Primary School and a nearby nursery, making it ideal for families.

Par offers a range of everyday amenities including shops, cafés and services, while Par Train Station provides direct links to Truro, Plymouth and beyond. Par Beach and the popular Carlyon Bay are both just a short drive away, offering excellent coastal and family leisure opportunities.

Room Descriptions

Entrance Hall

With Upvc door and window to the side, stairs to the first floor, two built in storage cupboards. Under stairs cupboard with gas and electric meters.

Lounge

12' 8" x 10' 10" (3.86m x 3.30m)
Large window to the front, two wall lights, Upvc door leading to the entrance hall, reformite stone open fireplace, extended on either side for TV display, light on dimmer switch, French upvc door leading to the kitchen/dining room.

Kitchen/Dining Room

17' 8" x 10' 7" (5.38m x 3.23m)
Fitted with a range of wood fronted base units, space for appliances, peninsular unit with suspended storage above, space and plumbing for washing machine, window to the side, full glazed Upvc door to the side, double doors leading to a ground floor bedroom.

Reception Room/Bedroom

7' 10" x 10' 9" (2.39m x 3.28m)
Baxi wall mounted convector heater, full glazed door to the rear, small lobby with built in storage cupboard, door to the shower room.

Shower Room

7' 8" x 5' 11" (2.34m x 1.80m)
Featuring fully tiled walls, downflow heater, concealed cistern W.C. shower cubicle with mains shower, vanity unit with mixer tap, window to the rear.

Landing

window and access to the roof void.

Bedroom 1

13' 2" x 10' 0" (4.01m x 3.05m)
Large window to the front enjoying sea and coastline views.

Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m)
Window to the rear, airing cupboard with copper cylinder and immersion heater.

Bedroom 3

9' 11" x 7' 3" (3.02m x 2.21m)
Window to the front with good sea and coastline views, large over stair well storage unit.

Bathroom

8' 3" x 4' 4" (2.51m x 1.32m) With coloured panelled bath, wash hand basin, small storage cupboard, window to the side.

Separate W.C.

With window to the rear.

Garage

20' 0" x 9' 6" (6.10m x 2.90m) With metal up and over door, personnel door to the side, power and light connected.

Outside

To the front is a large level lawned garden. There are two gated entrances to the side and rear providing access to the garden and gravelled parking area. There is also further potential to extend the garden to the side making for a large enclosed garden.