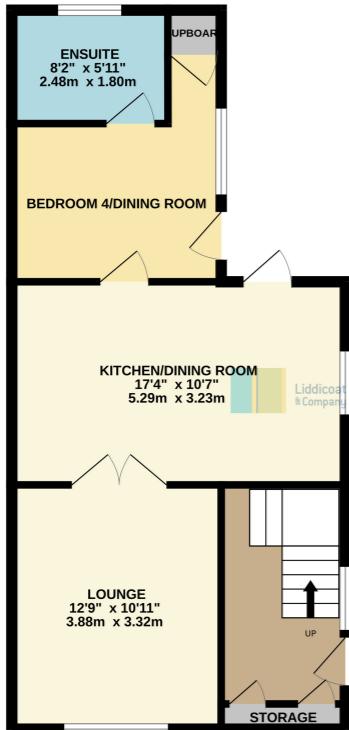
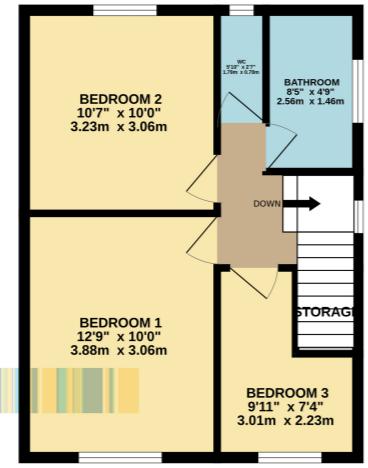


GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq ft. (89.5 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 misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
Made with Metropix 2020



**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.

ST MARYS ROAD, PAR

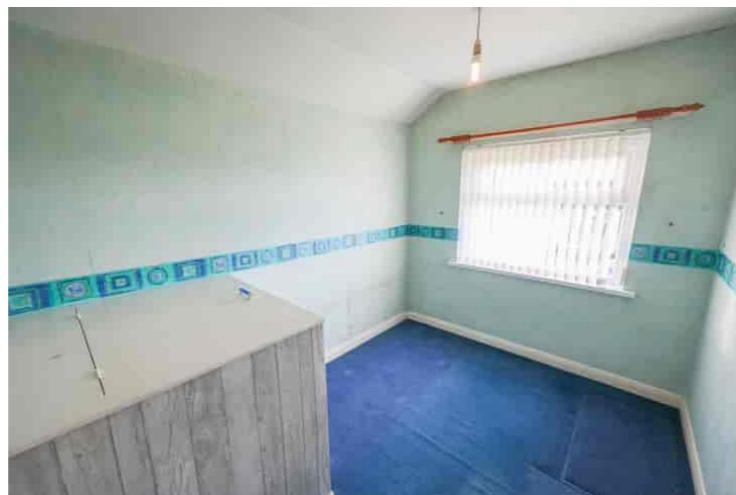
PRICE £275,000



FOR SALE AND CHAIN-FREE DETACHED THREE/FOUR BEDROOM EXTENDED HOME IN A SOUGHT-AFTER AREA ON THE EDGE OF PAR. CLOSE TO SCHOOLS AND LOCAL AMENITIES. OFFERING GREAT POTENTIAL WITH SCOPE TO MODERNISE. GARAGE PLUS GENEROUS FRONT GARDEN AND ENCLOSED SIDE AND REAR GARDENS.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



### 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, peninsula 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.