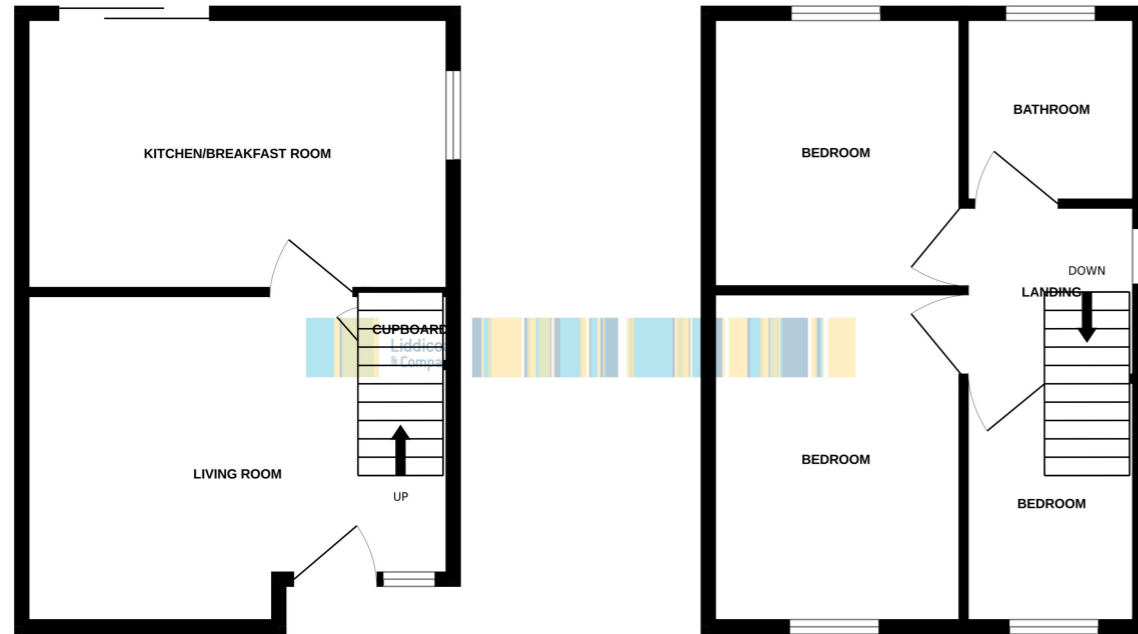


GROUND FLOOR

1ST 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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7 MEADOW DRIVE, PAR, CORNWALL PL24 2HL

PRICE £239,950



LIDDICOAT & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM, SEMI-DETACHED HOUSE SITUATED IN A DESIRABLE LOCATION. THE ACCOMMODATION COMPRISES OF: LIVING ROOM, KITCHEN / DINER, THREE BEDROOMS AND A BATHROOM. THE PROPERTY BENEFITS FROM DRIVEWAY PARKING FOR AT LEAST 4-5 CARS, AN ENCLOSED REAR GARDEN WITH SEA VIEWS AND GAS CENTRAL HEATING. EPC D65.

**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

### Living Room

5.07m x 3.92m (16' 8" x 12' 10") Including the stairs. Laminate flooring. Double glazed window to the front. Two radiators. Stairs leading to the first floor. Under stairs storage cupboard. Open fire. Thermostat.

### Kitchen / Diner

5.07m x 3.30m (16' 8" x 10' 10"). Laminate flooring. Wood effect wall and base mounted units. Roll top work surface with a stainless steel sink. Space for a fridge/freezer and washing machine. Integral Oven, gas hob and hood over. 'Ideal' gas boiler. Double glazed window to the side. Patio doors leading to the rear garden.

### First Floor Landing

Double glazed window to the side. Loft access. Doors leading to:

#### Bedroom 1

4.07m x 3.00m (13' 4" x 9' 10"). Double glazed window to the front. Radiator.

#### Bedroom 2

3.31m x 3.01m (10' 10" x 9' 11"). Double glazed window to the rear. Radiator.

#### Bedroom 3

3.12m x 1.96m (10' 3" x 6' 5"). Double glazed window to the front. Radiator. Built in desk unit.

### Outside Space

To the front of the property there is a large expanse of hard standing which provides parking for 4-5 cars. There is an enclosed garden to the rear which enjoys far reaching sea views. The garden is predominantly laid to lawn and stocked with a variety of boarder shrubs. There is side access leading to the front of the property and a level area suitable for seating and BBQs.

### The Property

Offered to the market with NO ONWARD CHAIN is this three bedroom, semi-detached house situated in the popular Meadow Drive area. The property enjoys driveway parking for at least 4-5 cars, an enclosed rear garden with sea views, gas central heating and double glazing throughout. A viewing is highly recommended. EPC D65.

Par is a village on the South Coast of Cornwall which enjoys a wide range of local amenities including a, public house, convenience stores, post office and gets its name from the dog friendly beach and duck pond. Par station offers a convenient rail link to St Austell. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project.