

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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69 MEADOW DRIVE, PAR, CORNWALL PL24 2HL

PRICE £245,000



FOR SALE A WELL PRESENTED SEMI DETACHED THREE BEDROOM FAMILY HOME DELIGHTFULLY SITUATED AT THE END OF A QUIET RESIDENTIAL CUL DE SAC WITHIN THE POPULAR AREA OF BISCOVEY. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE TARMAC DRIVEWAY WITH PLENTY OF PARKING WITH ACCESS TO A DETACHED GARAGE. THE PROPERTY ENJOYS A LEVEL REAR GARDEN WHICH IS EASY TO MAINTAIN. THE PROPERTY ALSO OFFERS GAS FIRED CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS AND DOORS.

**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.



### The Property

For sale a well presented semi detached three bedroom family home delightfully situated at the end of a quiet residential cul de sac within the popular area of Biscovey. The accommodation comprises of entrance hall, lounge/dining room, kitchen, three bedrooms and bathroom. Outside tarmac driveway with plenty of parking for a least three to four cars also with access to a detached garage. The property enjoys a level rear garden which is easy to maintain. The property also offers gas fired central heating and U.p.v.c. double glazed windows and doors.

Number 69 is situated on a popular mature residential development with local schools and shops nearby with Carlyon bay and Par beach only a mile distant.

### Room Descriptions

#### Entrance Hall

13' 10" x 5' 10" (4.22m x 1.78m)  
With U.p.v.c. glazed door and side screen, stairs to the first floor, understairs cupboard, storage cupboard on the left hand side, small paned door to the lounge, door to the kitchen.

#### Lounge/Dining Room

22' 0" x 11' 7" (6.71m x 3.53m)  
Max, the dining area narrows to 7'5", With window to the front and rear.

#### Kitchen

9' 8" x 8' 3" (2.95m x 2.51m) With full glazed door and window to the rear. Fitted sink unit with mixer tap, space and plumbing for washing machine, built in electric oven with ceramic hob and extractor over, tiled splashback, door fronts finished in high gloss white, space for fridge freezer.

#### Landing

With roof access and window to the side.

#### Bathroom

7' 6" x 8' 2" (2.29m x 2.49m) Two windows to the rear, tiled walls, fitted with White suite with low level W.C. wash hand basin, panelled bath with Mira Sport shower, towel radiator.

#### Bedroom 1

13' 0" x 9' 0" (3.96m x 2.74m)  
Window to the front.

#### Bedroom 2

10' 9" x 9' 0" (3.28m x 2.74m)  
Window to the rear.

#### Bedroom 3

8' 0" x 10' 0" (2.44m x 3.05m)  
Max, airing cupboard with Ideal gas fired boiler, window to the front.

#### Garage

17' 9" x 8' 0" (5.41m x 2.44m)  
Power and light connected, metal up and over door.

#### Outside

The property enjoys a tarmac driveway to the front and also extending to the side where the garage is situated. The front and rear areas are level and provides for plenty of parking. The rear garden is also very enclosed and laid out with mainly paved and attractive gravelled/flint areas which is virtually maintenance free.