

TREASURE ROW, PAR

PRICE £232,500



FOR SALE A DECEPTIVELY SPACIOUS 4/5 BEDROOM MODERN FAMILY HOUSE WITH GARAGE AND PARKING FOR TWO CARS ENJOYING A REALLY CONVENIENT VILLAGE LOCATION WITH IMMEDIATE ACCESS TO LOCAL SCHOOL, SHOPS AND THE DOG FRIENDLY SANDY BEACH ONLY A QUARTER OF A MILE AWAY.

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 deceptively spacious 4/5 bedroom modern family house with garage and parking for two cars enjoying a really convenient village location with immediate access to local school, shops and the dog friendly sandy beach only a quarter of a mile away.

This property provides for accommodation on three floors and in brief comprises of entrance hall, cloakroom, kitchen/dining room, lounge, conservatory, 4/5 bedrooms, bathroom and en suite shower room. Outside a garage situated under a coach house, rear garden with gravelled area, timber decking and artificial lawn area. There is side access to the garden and steps leading to an allocated parking space to the rear.

The property benefits from gas central heating and UPVC windows and doors.

Council Tax Band - C. EPC - B. There is a yearly service/management fee of £200, this is reviewed in September.

Par village combines a relaxed coastal feel with excellent access to nearby hotspots. It's a small south-coast Cornish village with a long sandy beach, a historic harbour, and a friendly, laid-back community. The village sits between St Austell and Fowey, offering a quieter base while still being close to major attractions such as the Eden Project and the Lost Gardens of Heligan.

Room Descriptions

Entrance Hall

With half glazed panelled door, door to the cloakroom with low level W.C. and wash hand basin, window to the front. RCD unit. Stairs to the first floor with storage below. Opening to the kitchen/dining room.

Kitchen/Dining Room

3.0m x 5.36m (9' 10" x 17' 7") Wall mounted Worcester air conditioning unit, fitted with grey fronted units, cupboard housing Logic gas fired boiler supplying radiators and hot water, space and plumbing for washing machine and dishwasher, window to the front, built in Bosch oven, gas hob above, extractor unit, tiled splashback.

Lounge

3.34m x 4.0m (10' 11" x 13' 1") Two sets of French doors provide access to the rear, including one opening into the conservatory, allowing plenty of natural light and an easy transition between indoor and outdoor living.

Conservatory

3.6m x 2.4m (11' 10" x 7' 10") With two fully glazed doors leading to the rear garden, opening skylight, electric panel radiator and two windows.

Landing

With airing cupboard and stairs to the second floor.

Bedroom 1

3.44m x 4.36m (11' 3" x 14' 4") narrowing to 3.44m x 3.35m (11' 3" x 11' 0") two windows the rear, door to the en suite shower room.

En Suite shower room

2.0m x 1.14m (6' 7" x 3' 9") With a white three piece suite, shaver socket, extractor, mains shower.

Bedroom 2

4.0m x 2.25m (13' 1" x 7' 5") Two windows to the front.

Second Floor

Landing area with roof access.

Bathroom

2.0m x 1.9m (6' 7" x 6' 3") With a White three piece suite, half tiled walls and fully tiled around the bathroom, shower mixer tap, extractor fan.

Bedroom 4

3.9m x 3.7m (12' 10" x 12' 2") This room has been subdivided to form two smaller rooms, two windows.

Bedroom 3

3.44m x 4.0m (11' 3" x 13' 1") Window to the front.

Garage

Situated a short distance away under a coach house with parking outside.

Garden

The conservatory enjoys views over the rear garden and has two fully glazed doors providing access outside. Steps lead down to a two-tiered garden comprising a gravelled seating area, a small timber patio and a further section laid with artificial lawn, creating an attractive and low-maintenance outdoor space.