






This floor plan shows a 3-bedroom house with a garage, kitchen, lounge, utility room, bathroom, and porch. The layout includes a central hall with a coat closet and three wardrobes. The rooms are color-coded: yellow for bedrooms, orange for the utility room and garage, light blue for the bathroom, and light green for the kitchen and lounge. The plan also features a small porch and a utility room with a sink and stove.

**Rooms and Features:**

- Bedrooms:** Three bedrooms, each with a window and a door leading to the hall.
- Bathroom:** A bathroom with a bathtub, toilet, and a window.
- Kitchen:** A kitchen with a sink, stove, and a window.
- Lounge:** A large lounge area with a fireplace and a window.
- Garage:** A single-car garage with a door leading to the hall.
- Utility Room:** A utility room with a sink, stove, and a window.
- Porch:** A small porch area with a door leading to the hall.
- Hall:** A central hall with a coat closet and three wardrobes.

A bright, modern sunroom with large glass windows and doors. The room features a white washing machine, a sink, and a small table with a red tablecloth. The floor is covered in red tiles, and the walls are white. The sunroom is located next to a house with a red roof.



## A photograph of a single-story white bungalow with a brown tiled roof. The house features a small front porch with a white door and a black garage door on the right side. The property is situated on a gravel driveway, with a large green bush on the left and a blue sky with clouds in the background.



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL  
Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





### The Property

Offered for sale and chain free discover this charming detached modern bungalow in a desirable non-estate location, just a short, level stroll from Par's shops and stunning beach. Positioned on a spacious corner plot, this home offers ample parking and a well-maintained setting. Inside, the thoughtfully designed accommodation includes a welcoming entrance porch, a bright and airy living room, a stylish refitted kitchen, and a separate dining room—ideal for entertaining. The rear porch leads to a handy utility room, while two comfortable bedrooms and a modern bathroom complete the interior. Outside, the property benefits from an attached garage, adding further convenience. A fantastic opportunity to own a well-presented bungalow in a prime coastal location.

Nestled on Cornwall's stunning south coast, Par is a charming coastal village offering a perfect blend of natural beauty, convenience, and community spirit. With its golden sandy beach, ideal for seaside strolls and watersports, and its picturesque surroundings, including the nearby Eden Project and South West Coast Path, Par is a haven for nature lovers and outdoor enthusiasts. The village boasts excellent amenities, including shops, pubs, and cafes, while its mainline railway station provides easy connections to London and beyond. Whether you're looking for a peaceful retreat, a vibrant local community, or a coastal lifestyle, Par delivers it all in one of Cornwall's most sought-after locations.

### Room Descriptions

#### Entrance Porch and Hall

A welcoming space featuring a half-glazed panelled door and a tiled floor, leading to the entrance hall through a part-glazed door. Thoughtfully designed with a small hat and coat cupboard, central heating control, and a radiator for added warmth. There is also easy access to the roof void, providing additional storage potential.

#### Lounge

13' 9" x 12' 9" (4.19m x 3.89m) A bright and spacious living area featuring windows to the front and side, allowing plenty of natural light. The room benefits from a radiator for warmth and a tiled open fireplace with a fitted gas fire, creating a cozy and inviting atmosphere.

#### Kitchen

10' 10" x 10' 6" (3.30m x 3.20m) (plus door recess) A well-equipped space featuring a window to the side and a radiator for added comfort. The kitchen is fitted with a built-in inset electric oven and a four-ring gas hob unit, complemented by a range of base units providing ample storage. Additional features include space for a fridge freezer, a small recess for extra storage, and a tiled splashback for a clean and stylish finish. A fully glazed door leads to the rear porch, allowing easy access to the outside.

#### Dining Room

11' 3" x 8' 10" (3.43m x 2.69m) A bright and inviting space featuring a window to the rear, allowing natural light to fill the room. The radiator ensures warmth and comfort, making it an ideal setting for family meals or entertaining guests.

#### Rear Porch

Featuring a tiled floor for easy maintenance, this space is enhanced by a fully glazed aluminium door that leads to a rear covered area, providing convenient access to the outside.

#### Utility Room

7' 5" x 4' 9" (2.26m x 1.45m) Featuring a window to the rear, this practical space houses a wall-mounted mains gas-fired boiler and a consumer unit, providing essential home utilities in a convenient location.

#### Bedroom 1

11' 6" x 11' 3" (3.51m x 3.43m) (plus door recess) A spacious room featuring two sets of built-in wardrobes for ample storage, along with a second fitted double and single wardrobe. The room also benefits from a window to the front, allowing natural light to brighten the space. Additional features include a telephone point and a radiator for added comfort.

#### Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m) A comfortable room with windows to the rear and side, providing plenty of natural light and a pleasant outlook. The room also includes a radiator, ensuring warmth and comfort.

#### Bathroom

A modern bathroom featuring a white suite, including a low-level WC, wash hand basin, and a panelled bath with an electric Triton shower. The room is finished with grey tiled flooring and partially tiled grey walls, offering a sleek, contemporary look. Additional features include an extractor fan, radiator for added warmth, and two windows to the rear, allowing natural light to fill the space.

#### Garden

To the front of the property, there is a small gated entrance leading to a slate parking space surrounded by mature borders along the road. Access to the right-hand side is via a concrete pathway. The garden extends around from the front to the side, situated on a mature level corner plot, with additional gates providing access to Tehidy Road. This side access could potentially be converted for vehicular use, subject to obtaining planning consent. At the rear of the property, you'll find a small enclosed garden featuring a lawn and a shrubbed area, bordered by interwoven fencing. There's also a small covered seating area, ideal for outdoor relaxation.

#### Council Tax