


This floor plan shows a 4-bedroom house with a garage, kitchen, lounge, utility room, and bathroom. The layout includes a central hall with a coat closet and a linen closet. The kitchen features a sink and a window. The lounge has a fireplace and a window. The utility room has a sink and a window. The bathroom has a bathtub and a toilet. The bedrooms are all double bedrooms. The garage is a single garage. The house has a front porch and a back porch. The house is located in a quiet neighborhood with a large garden and a swimming pool. The house is built with brick and has a tiled roof. The house is in good condition and is ready to move into.

**Rooms and Features:**

- UTILITY ROOM:** Located at the top left, featuring a sink and a window.
- PORCH:** Located at the top center, providing outdoor space.
- KITCHEN:** Located in the middle left, featuring a sink and a window.
- BATHROOM:** Located in the middle center, featuring a bathtub and a toilet.
- HALL:** Central hallway with a coat closet and a linen closet.
- LOUNGE:** Located in the bottom left, featuring a fireplace and a window.
- BEDROOM:** Four bedrooms are shown, all in yellow, located in the top right, middle right, and bottom right.
- GARAGE:** Located on the far right, providing parking space.

A bright, modern sunroom with large glass windows and doors. On the left, there is a white washing machine and a sink. In the center, a small table with a red tablecloth holds a teapot and cups. The room has a white interior and a tiled floor. The view outside shows a garden and a house.



## A photograph of a single-story white house with a brown tiled roof. The house features a small front porch with a white door and a small window. To the right of the porch is a large window with light blue curtains. A black garage door is attached to the right side of the house. The house is surrounded by greenery, including a large bush on the left and a lawn. A paved driveway leads to the house. The sky is blue with white clouds.



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### 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.