

MAY WHETTER & GROSE

41 MANOR VIEW, PAR, PL24 2EL
GUIDE PRICE £165,000



A DELIGHTFUL CHAIN FREE, ELEVATED SEMI DETACHED HOUSE WITH THREE BEDROOMS, GARAGE AND OFF ROAD PARKING. FURTHER BENEFITS INCLUDE AN ENCLOSED REAR GARDEN LAID TO LAWN, UPVC DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRE AND ELECTRIC HEATING. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT AND OFFERS ELEVATED VIEWS OVER THE SURROUNDING AREA. BUILT IN 1986 AND AVAILABLE FOR SALE FOR THE FIRST TIME SINCE BEING BOUGHT FROM NEW. EPC - AWAITING.



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Scenery shot of local area

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

Directions:



Scenery shot of local area

From St Austell head out on to the A390 to St Blazey past Leek Seed Chapel on the left and garage on the right and turn right after the Four Lords pub onto Trenovissick Road. Head down to the bottom past the shop and play area on your right. With Old Roselyon Road on your left take the next right into Manor View. Proceed along the road where number 41 is elevated on your left hand side of the road. Viewers are permitted to park in the parking bay to the right hand side of the garage.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper frosted obscure glass providing natural light allows external access into entrance hall.

Entrance Hall:

4'6" x 20'0" (1.39m x 6.11m)



(maximum measurement including stairs to first floor) Door to lounge. Wall mounted electric night storage heater. BT Openreach telephone point. Textured ceiling. Tiled flooring.

Lounge:

14'4" x 10'8" (4.39m x 3.27m)



Upvc double glazed window to front elevation with inset lead detailing offering delightful elevated views over the surrounding area and front garden. Door to kitchen/diner. Mains gas fire set in red brick with slate hearth and slate mantle over. Tiled flooring. Door allowing access to under stairs storage cupboard. Television aerial point. Textured ceiling. Wall mounted electric night storage heater.



Stainless steel sink with matching draining board. Space for washing machine and cooker. Space for upright fridge freezer. Door allows access to inbuilt storage facilities offering shelved storage options. Tiled walls to water sensitive areas. Textured ceiling. Space for generous dining table. Wall mounted electric night storage heater. Tiled flooring.



Kitchen/Diner:
15'7" x 10'6" (4.75m x 3.22m)



First Floor Landing:
11'6" x 6'11" (3.53m x 2.12m)
(maximum measurement)
Upvc double glazed window to side elevation providing natural light. Doors off to bedrooms one, two, three and family bathroom. Door to airing cupboard housing the hot water tank with further slatted storage facilities. Textured ceiling. Loft access hatch.

Upvc double glazed sliding patio doors to rear elevation allowing access onto the spacious rear garden and Upvc double glazed window to rear elevation both combining to provide tremendous natural light. Original fitted kitchen with matching wall and base kitchen units. Roll top work surfaces.

Bathroom:

6'11" x 5'6" (2.11m x 1.70m)



Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece champagne bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with central mixer tap. Tiled walls to water sensitive areas. Textured ceiling. Marble effect vinyl flooring. Wall mounted electric heater with electric plug in shaver point.

Bedroom One:

14'0" x 9'5" (4.28m x 2.88m)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Wall mounted electric plug in heater. Textured ceiling.

Bedroom Two:

8'4" x 11'2" (2.56m x 3.41m)



Upvc double glazed window to front elevation with inset leaded detailing offering delightful and elevated views over the surrounding area. Carpeted flooring. Textured ceiling. Wall mounted electric plug in heater. Louvre door allows access to inbuilt storage void offering fantastic shelved storage options with further high level storage courtesy of a louvre door above.

Bedroom Three:

7'10" x 6'11" (2.39m x 2.12m)



Upvc double glazed window to front elevation with leaded insert detailing offering delightful and far reaching views over the surrounding area. Wall mounted electric plug in heater. Carpeted flooring. Textured ceiling.

Outside:

Accessed off the road, steps lead up to provide access to the front door. To the left hand side of the steps is the garage for the property.

Garage:

17'0" x 8'6" (5.20m x 2.60m)



Metal up and over garage door. To the right hand side of the garage is a parking bay allowing off road parking for two vehicles.

Concrete steps lead up to provide access to the front door, these steps are shared between number 41, 43 and number 45. To the right hand side a wooden gate provides access to the enclosed rear garden. To the front of the property is an expanse of lawn with established evergreen planting and shrubbery with the boundaries clearly defined.



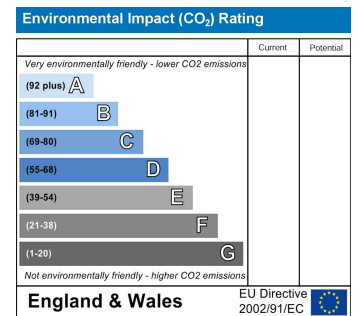
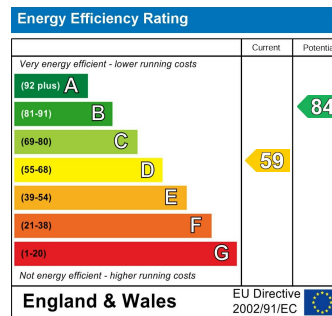
Either accessed off the kitchen/diner or via the access gate to the side of the property. Concrete walkway spanning the rear of the property. The rear garden is laid to lawn, well enclosed with established evergreen boundaries to the right, left and rear elevations.



Agents Note:

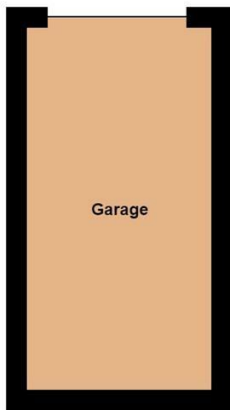
The property was built in 1986 and has been owned by the same owner since new. Although cosmetic refreshment would benefit the property, it is likely to appeal to first time buyers, investment buyers or those seeking a well positioned home.

Council Tax - B

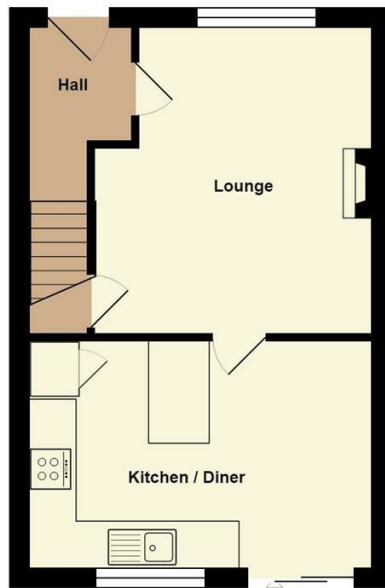


84

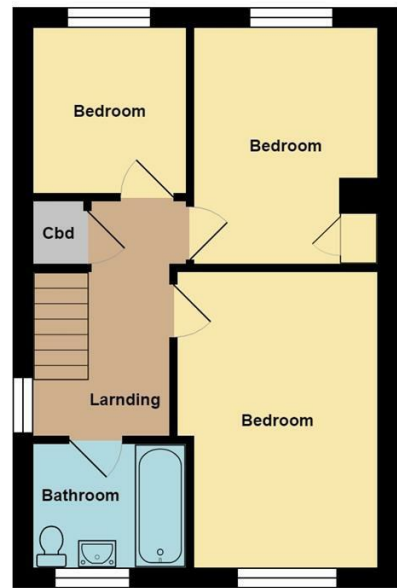
59



Outbuilding



Ground Floor



First Floor

All measurements are approximate and for display purposes only.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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