

236 MANOR VIEW, PAR, PL24 2ER

A THREE BEDROOM DETACHED FAMILY HOME WITH DETACHED GARAGE, DRIVEWAY PARKING FOR TWO-THREE CARS AND ENCLOSED REAR GARDEN ON A POPULAR RESIDENTIAL ESTATE.

- ENTRANCE HALL • DOWNSTAIRS WC • KITCHEN/DINING ROOM • MASTER BEDROOM WITH ENSUITE SHOWER ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM •
- ENCLOSED REAR GARDEN WITH PATIO AND LAWNED AREAS • DRIVEWAY PARKING • DETACHED GARAGE • UPVC DOUBLE GLAZING • GAS CENTRAL HEATING •



PRICE: £ 265,000

236 Manor View is a modern well-presented three bedroom detached family home on a popular residential estate benefiting from gas central heating and double glazing throughout.

Par has a number of facilities for day to day needs. The major town of St Austell is 4 miles distance. Par itself has a mainline railway station and there are sand beaches within one mile of the property.

THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

FRONT DOOR TO:

ENTRANCE HALL: Window to side. Central heating radiator. Stairs to first floor. Doors to:

DOWNSTAIRS WC: Wood affect vinyl flooring. Obscured window to front. Pedestal wash hand basin. WC.

LIVING ROOM: 4.4m x 3.8m. Window to front. Central heating radiator. Feature fireplace housing living flame gas fire. Understairs storage cupboard.



KITCHEN/DINING ROOM: 4.82m x 3.1m (narrowing to 3m) OVERALL.



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DINING AREA: Central heating radiator. Patio doors to outside. Space for dining table: Opening to:

KITCHEN AREA: Vinyl flooring. Window to rear overlooking garden. Modern fitted kitchen units comprising floor and wall units. Stainless steel one and a quarter bowl sink and drainer unit with cupboards under. Tiled splashbacks. Space for freestanding fridge freezer and washing machine. Integral oven with four ring countertop gas hob.

LANDING: Window to side. Loft access. Large airing



cupboard. Doors to:

MASTER BEDROOM: 3.8m x 3m. Window to front. Central heating radiator. Space for double bed and further wardrobes and bedroom furniture. Door to:



ENSUITE SHOWER ROOM: Wood affect vinyl flooring. Part tiled walls. Central heating radiator. Obscured window to front. Pedestal wash hand basin. WC. Enclosed shower cubicle with wall mounted shower. Extractor fan.

BEDROOM TWO: 2.8m x 2.5m. Central heating radiator. Window to rear.



BEDROOM THREE: 2.4m x 1.8m. Central heating radiator. Window to rear.

FAMILY BATHROOM: Wood effect vinyl flooring. Part tiled walls. Central heating radiator. Obscured window to front. White suite comprising pedestal wash hand basin, WC, bath. Extractor fan.

OUTSIDE: To the front of the property is a small front garden laid to lawn. To the side a driveway offering parking for two to three cars. A pedestrian gate from the driveway leads into the enclosed rear garden comprising of with patio, lawn and chipping. Outside taps.

GARAGE: 5.3m x 2.7m. Up and over door. Electric.

COUNCIL TAX BAND: C

EPC BAND: Awaited

