

# MAY WHETTER & GROSE

**29 WILLIAM WEST ROAD, PAR, PL24 2GA**

**GUIDE PRICE £350,000**



A DELIGHTFUL CHAIN FREE DETACHED HOUSE WITH THREE BEDROOMS AND EN-SUITE SHOWER TO PRINCIPLE BEDROOM, GARAGE AND OFF ROAD PARKING LOCATED AT THE VERY END OF A NO THROUGH ROAD. FURTHER BENEFITS INCLUDE A SPACIOUS REAR GARDEN, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING. A FANTASTIC, WELL PRESENTED AND WELL POSITIONED PROPERTY IN A DESIRABLE LOCATION. EPC - B



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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:**

From St Austell head out onto the A390, at the roundabout after St Austell Garden Centre, take the second exit (A3082) Par Moor Road. Proceed through the traffic lights, passing Par Docks on your right hand side. Turn left immediately after The Par Inn and proceed up the hill taking the second left onto Mount Crescent. Proceed straight on, to the end of the no through road where the property can be located tucked away on the right hand side.

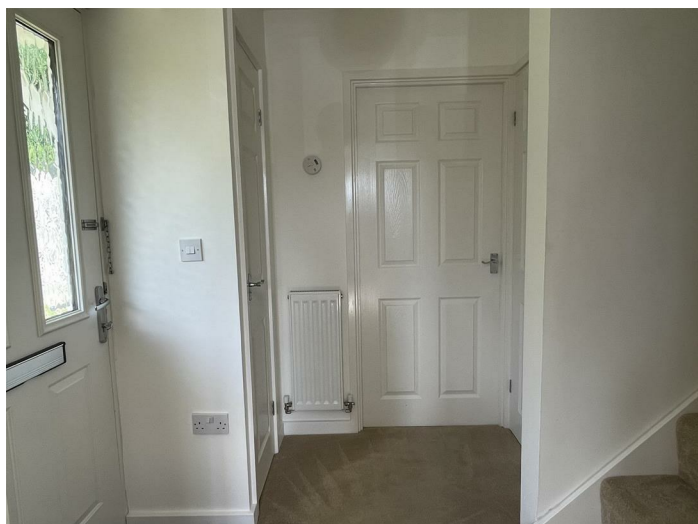
#### **Accommodation:**

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

Front door with twin double glazed textured glazing with inset spyhole allows external access into entrance hall.

#### **Entrance Hall:**

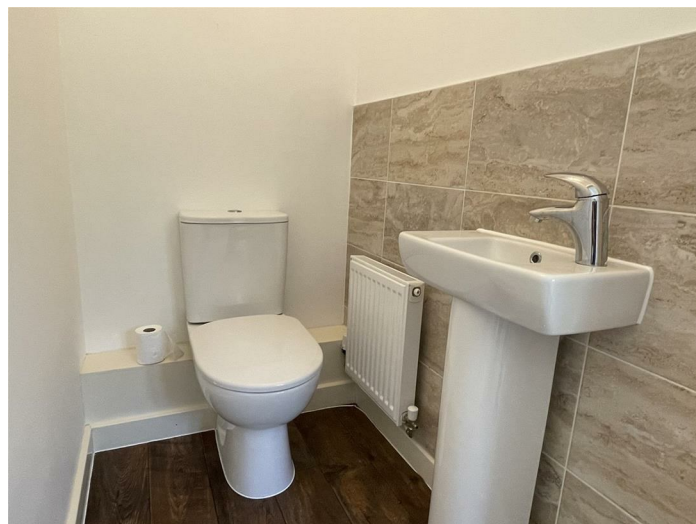
6'7" x 6'0" (2.01m x 1.84m)



Doors to lounge, kitchen/diner and WC. Further door opens to provide access to inbuilt storage recess housing the mains fuse box. Carpeted flooring. BT Openreach telephone point. Radiator.

#### **WC:**

4'8" x 3'2" (1.44m x 0.98m)



Low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap. Radiator. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Fitted extractor fan.

#### **Lounge:**

16'0"x 14'0" (4.90mx 4.27m)



(maximum measurement)

A splendid twin aspect room with Upvc double glazed window to front elevation and two further Upvc double glazed windows to side elevation. Carpeted flooring. Two radiators. Television aerial point. Telephone point. Wall mounted thermostatic controls.





### **Kitchen/Diner:**

15'11" x 12'11" (4.87m x 3.94m)

### **First Floor Landing:**

10'8" x 6'7" (3.27m x 2.03m)



(maximum measurement)

Upvc double glazed patio doors allowing access to the rear garden and in turn the rear of the garage. Further Upvc double glazed window to front elevation. Matching wall and base kitchen units finished in white high gloss. The gas fired central heating boiler is located within one of the wall mounted cupboards. Space for fridge freezer and washing machine. Plumbing and wiring for dishwasher behind cupboard to the right hand side of the sink if required. Roll top worksurfaces. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Fitted four ring mains gas hob with extractor hood above and electric oven below. Tiled walls to water sensitive areas. The kitchen benefits from soft close technology. Tile effect vinyl flooring. Radiator. Space for dining table. Wall mounted thermostatic controls.

(maximum measurement)

Doors off to bedrooms one, two, three and family bathroom. Further door opens to provide access to the over stairs storage recess housing the hot water tank. Carpeted flooring. Radiator. Loft access hatch.

**Bedroom One:**

16'0" x 10'9" (4.88m x 3.29m)



(maximum measurement)

A delightful twin aspect principle bedroom with Upvc double glazed windows to front and side elevations with sea views to the side. Carpeted flooring. Radiator. Television aerial point. Telephone point. Wall mounted thermostatic controls. Door to en-suite.

**En-Suite Shower:**

7'5" x 4'5" (2.28m x 1.37m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and large fitted shower enclosure with sliding glass shower doors and wall mounted shower. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Radiator. Fitted extractor fan. Electric plug in shaver point.

**Bedroom Three:**

9'4" x 7'6" (2.87m x 2.29m)



Upvc double glazed window to side elevation overlooking the spacious rear garden. Carpeted flooring. Radiator.

**Bedroom Two:**

9'4" x 8'1" (2.87m x 2.48m)



Upvc double windows to front and side elevations. Carpeted flooring. Radiator.



**Bathroom:**  
5'6" x 6'7" (1.68m x 2.03m)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and panel enclosed bath. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Electric plug in shaver point. Radiator. Fitted extractor fan.

**Outside:**

Located at the very end of William West Road and tucked away in the right hand corner. To the side there is a tarmac drive and off road parking for one vehicle and access to the garage. Directly in front of the property is a manageable area of established evergreen planting and shrubbery. To the left hand side is a further area of lawn with paved steps providing access to the front door.



The spacious rear garden is laid to lawn and well enclosed with wood fencing to right, left and rear elevations with a paved patio flowing off the dining area. Outdoor tap. Steps lead down to provide access to a door to the rear of the garage.



**Garage:**  
16'11" x 8'9" (5.18m x 2.68m)



Metal up and over garage door to front elevation. Pedestrian door to rear providing access to the rear garden. Light, power and tremendous eaves storage.

**Agents Note:**  
Site service charge for communal areas approximately £150 - £200 per annum.

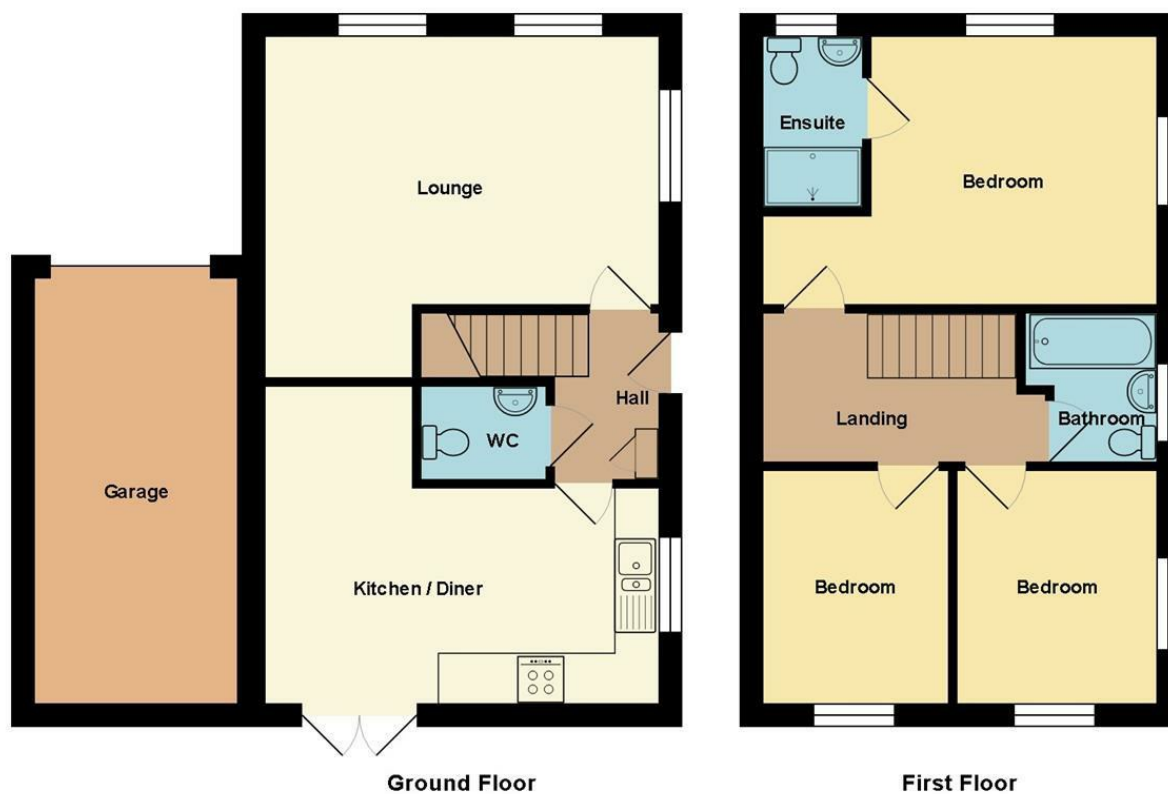
**Council Tax: C**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	94
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	







All measurements are approximate and for display purposes only.

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