

MAY WHETTER & GROSE

5 WILLIAM WEST ROAD, PAR, PL24 2GA

£325,000



AN IMPECCABLY PRESENTED CHAIN FREE DETACHED TWO BEDROOM BUNGALOW WITH LARGE CONSERVATORY TO THE REAR, GARAGE AND AMPLE OFF ROAD PARKING COURTESY OF A LARGE DRIVE. FURTHER BENEFITS INCLUDE A SPACIOUS, ENCLOSED AND WELL STOCKED REAR GARDEN BELIEVED TO BE ONE OF THE LARGEST BUNGALOW PLOTS ON THE DEVELOPMENT. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. THE PROPERTY OCCUPIES A QUIET SETTING WITHIN CLOSE PROXIMITY OF LOCAL BEACHES, AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS TUCKED AWAY AND WELL REGARDED HOME. 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 in Par and leisure centre together with primary and secondary schools and supermarket nearby.

Directions

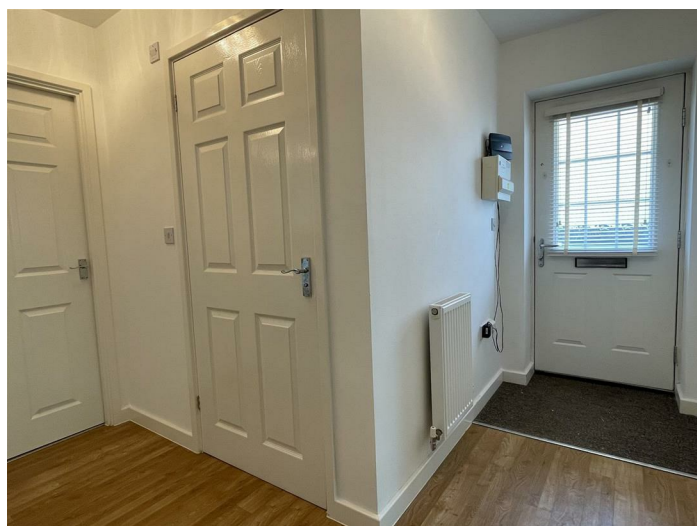
From St Austell head out onto the A390, at the roundabout after St Austell Garden Centre, take the second exit (A3082) Par Moor Road. Proceed through the traffic lights, passing Par Docks on your right hand side. Turn left immediately after The Par Inn and proceed up the hill taking the second left onto Mount Crescent. Proceed straight on and turn left just before the play park. The bungalow is located towards the end of the road on the left hand side. There is ample off road parking on the drive.

Accommodation

Main front door with upper double glazed inserts and inset spyhole allowing external access into entrance hall.

Entrance Hall

9'8" x 9'4" - maximum (2.97 x 2.86 - maximum)



Doors off to kitchen/diner, lounge, bedrooms one, two and family bathroom. A further door opens to provide access to a generous in-built storage void offering hanging and shelved storage options with inset carpeting. Wood flooring. Radiator. BT OpenReach telephone point. Mains enclosed fuse box. Loft access hatch. Feature cube lighting.

Kitchen/Diner

15'6" x 8'1" (4.73 x 2.48)



A well appointed twin aspect kitchen/diner with Upvc double glazed windows to side and front elevations combine to provide a great deal of natural light. Modern fitted kitchen with matching wall and base kitchen units which benefit from soft close technology. Fitted four ring mains gas hob with extractor hood above. Fitted double electric oven with integral grill above. Space for American style fridge/freezer. Roll top work surfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Wood flooring. Tiled walls to water sensitive areas. The mains gas fired Logic Combi ESP1 35 central heating boiler is located within one of the kitchen wall units. Space for dining table. Radiator. Fitted extractor fan.

Lounge

19'5" x 10'1" (5.94 x 3.09)



Upvc double glazed door allowing access through to the spacious conservatory with windows to either side. Focal imitation fireplace with decorative surround and matching hearth and mantel, housing a Dimplex electric fire. Carpeted flooring. Radiator. Telephone point. Television aerial and satellite dish aerial points.



Conservatory

18'8" x 12'8" (5.71 x 3.88)

A major selling point of this impressive bungalow is the spacious conservatory added by the current owner with Upvc double glazed patio doors to rear elevation allowing access to the spacious well stocked and enclosed rear garden. Further twin doors to the right hand side lead through to the side garden. The remainder of the right, rear and left elevations are in the form of opening and sealed glazed units. The conservatory also benefits from a glazed, tinted self cleaning roof. Radiator. Wood effect vinyl flooring. This area benefits from the addition of light and power. A fantastic addition creating an additional reception room and offering complete privacy.

Bedroom One

13'6" x 8'9" - maximum into fitted wardrobes (4.14 x 2.69 - maximum into fitted wardrobes)



A generous principal bedroom with Upvc double glazed window to side elevation. Carpeted flooring. Radiator. Television aerial point. Telephone point. As you enter the room to the left hand side; it benefits from a fitted three door full length wardrobe with mirrored door to the centre offering a great deal of shelved and hanging storage options.

Bedroom Two

9'4" x 7'6" (2.86 x 2.30)



Upvc double glazed window to side elevation. Carpeted flooring. Radiator.

Family Bathroom

6'6" x 5'6" (1.99 x 1.70)



Upvc double glazed window to front elevation with obscure glazing. Matching modern three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin with central mixer tap and panel enclosed bath with central mixer tap complete with fitted shower attachment and further wall mounted shower over. Continuation of wood flooring. Tiled walls to water sensitive areas. Radiator. Electric plug in shaver point. Fitted extractor fan. A well appointed family bathroom.

Outside



Accessed towards the very end of the no through road towards the bottom of the hill and located on the left hand side. To the front of the plot a large drive offers off road parking for numerous vehicles and provides access to the garage with gate between the garage and bungalow allowing access to the enclosed and spacious rear garden.

Garage

16'10" x 8'10" - maximum (5.15 x 2.71 - maximum)



Metal up and over garage door providing vehicular access. Pedestrian door to front right hand corner providing access from the enclosed rear garden. The garage benefits from the addition of light and power and also offers eaves storage facilities.



As previously mentioned either accessed via the gate to the right hand side of the garage or via the conservatory is the spacious and well stocked rear garden.

The rear garden is believed to be one of the largest bungalow plots on the development even with the addition of the large conservatory! Laid mainly to lawn and extremely well enclosed with wood fencing to right, left and rear elevations offering complete privacy.

There are delightful slate fronted planting dry stone wall fronted beds to the right, left and rear which are extremely well stocked with established evergreen planting and shrubbery.



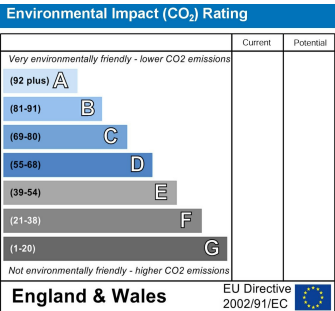
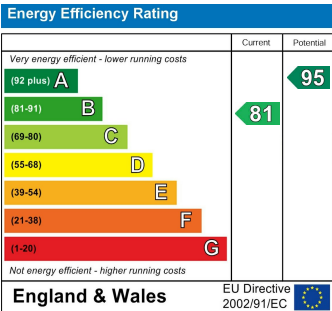
To the right hand corner is a sunken covered patio area, to the far left hand corner is a arbour wooden custom made with seating area again located on a paved patio.

There is a paved walkway flowing from the access gate between the property and garage which flows around the rear of the property continuing around the right hand side to a further "secret" area of sunken lawn, again well enclosed with a generous amount of evergreen planting and shrubbery.

There are numerous quiet "hideaway" areas in the garden: a real selling point and a credit to the current owner.

There is also an outdoor tap located on the drive side just before the rear access gate.

Council Tax Band - C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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