

# William West Road

## Par

### PL24 2GA

#### Guide Price £310,000

- NO ONWARD CHAIN
- OFF ROAD PARKING PLUS GARAGE
  - TWO WELL-PROPORTIONED BEDROOMS
  - ENCLOSED REAR GARDEN
- EXTREMELY POPULAR RESIDENTIAL LOCATION
  - SHORT DISTANCE TO LOCAL BEACHES
  - SPACIOUS CONSERVATORY
- DOUBLE GLAZING THROUGHOUT
  - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area 635.07 sq ft



2



1



1



81

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present to the market this immaculate two-bedroom detached bungalow, ideally situated within a highly sought-after residential location. This attractive property would make an ideal home for a variety of buyers, including those looking to downsize, first-time buyers or anyone seeking convenient single-storey living. Perfectly positioned to enjoy the best of coastal living, the property is within comfortable walking distance of a range of local amenities, transport links and some of the South Coast's beautiful beaches.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, providing access to the well-equipped kitchen/diner which benefits from dual-aspect windows, allowing an abundance of natural light to fill the space and creating a pleasant environment for both everyday cooking and dining.

The spacious lounge forms the heart of the home, offering a comfortable and welcoming setting in which to relax or entertain family and friends. Doors lead through to the conservatory, a wonderful additional reception space overlooking the enclosed rear garden. This versatile area provides the perfect spot to enjoy a morning coffee, unwind with a book or simply take in the garden views throughout the seasons.

The property further benefits from two well-proportioned bedrooms, both offering comfortable accommodation and flexibility to suit a range of needs, whether used as sleeping quarters, a guest room or a home office. These are served by a well-appointed shower room, completing the internal accommodation.

Externally, the property continues to impress with an enclosed rear garden, predominantly laid to lawn and offering a lovely outdoor space to enjoy during the warmer months. Whether entertaining guests, enjoying al fresco dining, gardening or simply relaxing in the fresh air, the garden provides a pleasant and private-feeling setting to make the most of outdoor living.

To the front of the property, there is off-road parking for two vehicles, together with a garage, providing valuable additional storage and further practicality.

The property is connected to mains water, electricity, gas and drainage and falls within Council Tax Band C.

#### LOCATION

Situated in the popular coastal village of Par, William West enjoys a convenient location with a range of local amenities close at hand. The village offers everyday shopping facilities, cafés and local services, whilst Par railway station provides connections to destinations further afield. The nearby A390 also offers access to the surrounding Cornish towns and villages.

The beautiful south Cornish coastline is within easy reach, with a selection of sandy beaches, scenic coastal walks and picturesque harbours to explore. The historic harbour town of Charlestown, the popular resort of Fowey and the larger town of St Austell are all accessible by car, offering a wider choice of shopping, leisure and recreational facilities.

#### THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

#### ENTRANCE HALLWAY

uPVC door. Skimmed ceiling. Smoke alarm. Access to a partially boarded loft space. Built-in storage cupboard. Consumer unit. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

#### KITCHEN/DINER

Skimmed ceiling. Smoke alarm. Dual-aspect double-glazed windows. A range of wall and base-mounted storage cupboards and drawers. Gas combination boiler. Splashback tiling. Stainless steel sink with drainer. Integrated oven with a four-ring gas hob and extractor hood over. Space for an under-counter washing machine and fridge/freezer. Multiple power points. Radiator. Skirting boards. Vinyl flooring.

#### LOUNGE

Skimmed ceiling. Double-glazed windows to the rear aspect. Radiator. Television point. Multiple power points. Skirting boards. Carpeted flooring. Doors leading into the conservatory.

#### BEDROOM ONE

Skimmed ceiling. Double-glazed window to the side aspect. Thermostat. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

#### SHOWER ROOM

Skimmed ceiling. Dri-master ventilation system. Frosted double-glazed window to the front aspect. Porcelain splashback tiling. Shower cubicle housing a mains-fed shower. Shaver point. Wash basin with mixer tap. W.C. Radiator. Vinyl flooring.

#### BEDROOM TWO

Skimmed ceiling. Double-glazed window to the side aspect. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

#### CONSERVATORY

Multiple double-glazed windows. Ample power points. Skirting boards. Carpeted flooring.

#### EXTERNALLY

#### PARKING

To the front of the property, there is off-road parking for two vehicles, together with a garage, providing valuable additional storage and further practicality.

#### GARDEN

Externally, the property continues to impress with an enclosed rear garden, predominantly laid to lawn and offering a lovely outdoor space to enjoy during the warmer months. Whether entertaining guests, enjoying al fresco dining, gardening or simply relaxing in the fresh air, the garden provides a pleasant and private-feeling setting to make the most of outdoor living.

#### SERVICES

The property is connected to mains water, electricity, gas and drainage and falls within Council Tax Band C.

#### AGENTS NOTE

We have been advised that a service charge of £334.09 is payable to FirstPort.

#### MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: B

## The building

Detached bungalow, standard construction

Accessibility adaptations: Level access

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE great

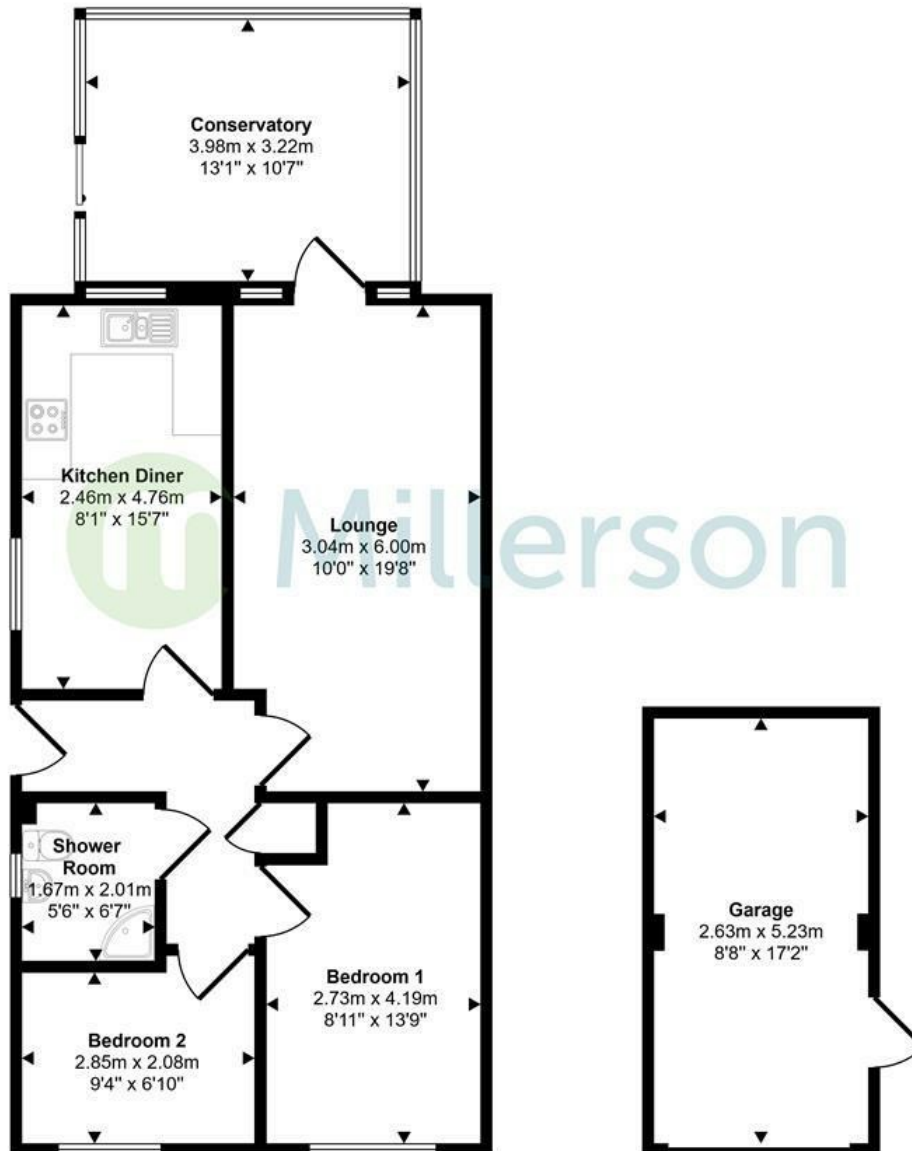
Parking: Off Street, Driveway, Garage, and On Street



Not in a controlled parking zone  
 No disabled parking available  
 ## Risks and restrictions  
 Not a listed building  
 Not in a conservation area  
 No tree preservation order  
 Title register restrictions (CL346754):  
 - The title records restrictive covenants in the 23 January 2019 Transfer, but does not set out their terms. Check the filed copy to see what limits apply.  
 - A transfer or other relevant change of ownership cannot be registered unless the applicant or their conveyancer provides a certificate confirming that clause 5.19 of the 23 January 2019 Transfer has been complied with.  
 - The land is subject to any rights reserved by the 23 January 2019 Transfer that affect it; the details are not set out in this register extract.  
 - The mines and minerals are excluded from the title, together with related powers to work them. Compensation is provided for damage caused by that working.  
 Non-coal mining area: yes  
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
87 sq m / 935 sq ft



**Floorplan**  
Approx 73 sq m / 787 sq ft

**Garage**  
Approx 14 sq m / 148 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

**Contact Us On The Details Below  
To Arrange A Valuation**

**Here To Help**

**Millerson Estate Agents**

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Material Information**



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me!**

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>95</b> |
| (81-91) <b>B</b>                            | <b>81</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |