EST. 1999

CAMEL

COASTAL & COUNTRY



22 Ash Grove

Par, PL24 2HE

Guide Price £235,000

3 1 1 E





22 Ash Grove

Par, PL24 2HE

Guide Price £235,000





The Property
Located within a popular coastal village, is this three-bedroom semi-detached home with, and versatile living space ideal for modern family life.

The accommodation comprises a semi-open plan living, dining and kitchen,. Here you will find the access to the converted garage. This space is perfect for a second reception room, a guest bedroom, or home office/gym. A ground floor bathroom completes the downstairs accommodation, while the first floor offers three well-proportioned bedrooms. From here you can enjoy the sea views also on offer.

Further benefits include gas-fired central heating, enclosed front and rear gardens, and an enviable location within easy reach of the coast and village amenities.

The village of Par offers everything you need for day-to-day living, with a choice of supermarkets and pubs, easy access to dog friendly beaches, a sports centre and mainline train station.

Entrance Hall
8'5 x 5'6 (2.57m x 1.68m)

Bathoom
7'1 x 5'6 (2.16m x 1.68m)

Living/Diner
21'10 x 10'2 (6.65m x 3.10m)

Kitchen
15'5 x 8'0 (4.70m x 2.44m)

Additional Reception Room/Converted Garage
18'5 x 9'1 (5.61m x 2.77m)

Landing

Bedroom One
12'11 x 9'11 (3.94m x 3.02m)

Bedroom Two
11'8 x 7'1 (3.56m x 2.16m)

Bedroom Three
8'8 x 7'11 (2.64m x 2.41m)

Gardens
The gardens to the front are laid to lawn and the rear are enclosed and lawned.

Parking
The driveway is located to the front of the property and provides parking for 2 cars.

Directions
Sat Nav: PL24 2HE
What3words: ///milkman.mondays.following

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1980
Construction Type: Block
Heating: Gas
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: E
Tenure: Freehold

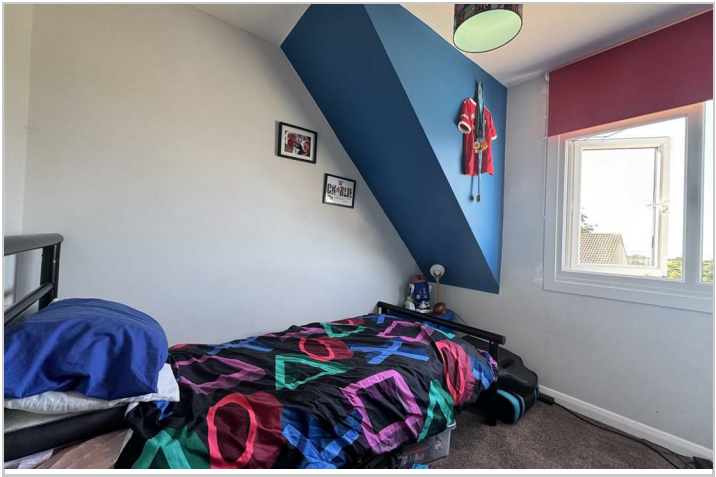
Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.






Road Map



Hybrid Map



Terrain Map



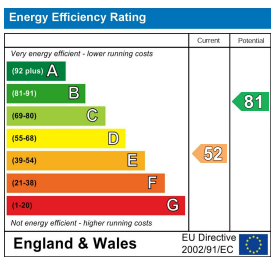
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk