EST. 1999

CAMEL

COASTAL & COUNTRY

2 Alexander Grove

Par, PL24 2FP

Asking Price £259,500

4 2 1 C

2 Alexander Grove

Par, PL24 2FP

Asking Price £259,500

The Property

Located in the popular Mountside Road development, this well-presented, modern home features reverse accommodation and has been tastefully updated by the current owner. Recent improvements include a sleek, high-gloss white kitchen and a garage conversion, making it an ideal choice for those looking to move in with minimal work required.

Accommodation comprises a double bedroom with an ensuite, as well as a fourth bedroom or second living room on the ground floor. This versatile space includes a small kitchenette, allowing the ground floor to function as a self-contained living area if desired. Upstairs, the first floor offers two further double bedrooms, a family bathroom, a stylish kitchen/diner, and a bright, inviting living room with French doors leading out to the gardens.

To the outside of the home you have enclosed rear gardens that are laid out on two levels. The property also benefits from driveway parking for two cars

The coastal village of Par is highly regarded for its convenience and quality of life. It offers everything you need for day-to-day living, including a selection of supermarkets, coffee shops, pubs, and doctors' surgeries.

For those with an active lifestyle, Par provides excellent facilities such as an athletics and football club, cricket club, a choice of gyms, swimming pools, and access to beautiful beaches and coastal walks. Dog owners will also appreciate the woodland walks and the dog-friendly Par Beach, which welcomes pets year-round.

Entrance Hall

Bedroom
13'1 x 11'2 (3.99m x 3.40m)

Ensuite Shower Room

Bedroom 4/Office/Guest Room
17'11 x 8'0 (5.46m x 2.44m)
(Former Garage)

Landing

Kitchen/Diner
17'1 x 8'9 (5.21m x 2.67m)

Living Room
13'8 x 11'8 (4.17m x 3.56m)

Bedroom
13'10 x 8'10 (4.22m x 2.69m)

Bedroom
10'4 x 9'7 (3.15m x 2.92m)

Bathroom
6'11 v 6'6 (2.11m v 1.98m)

Gardens
At the rear of the property, you'll find a two tiered garden. Directly accessible from the living room, a pleasant and secluded seating area can be found, with steps leading up to the elevated garden, which has been gravelled for easy maintenance and also features a handy garden shed.

Parking
There is parking to the front of the property for two cars.

Tel: 01872 571454

Directions
Sat Nav: PL24 2FP

What3words: ///cheeks.poets.chosen

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 2007
Construction Type: Block and timber
Heating: Mains Gas
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C77
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

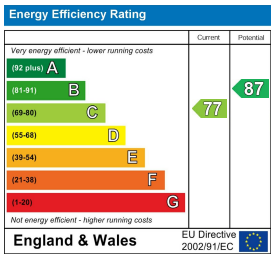
Terrain Map

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