



**Par Green
Par
Cornwall
PL24**

Offers in Excess of £350,000

bettermove

Par Green

Par

Bettermove are proud to present this 4 bedroom semi-detached house in Par.

This property benefits from double glazing, and gas central throughout, with off road parking available via the private driveway.

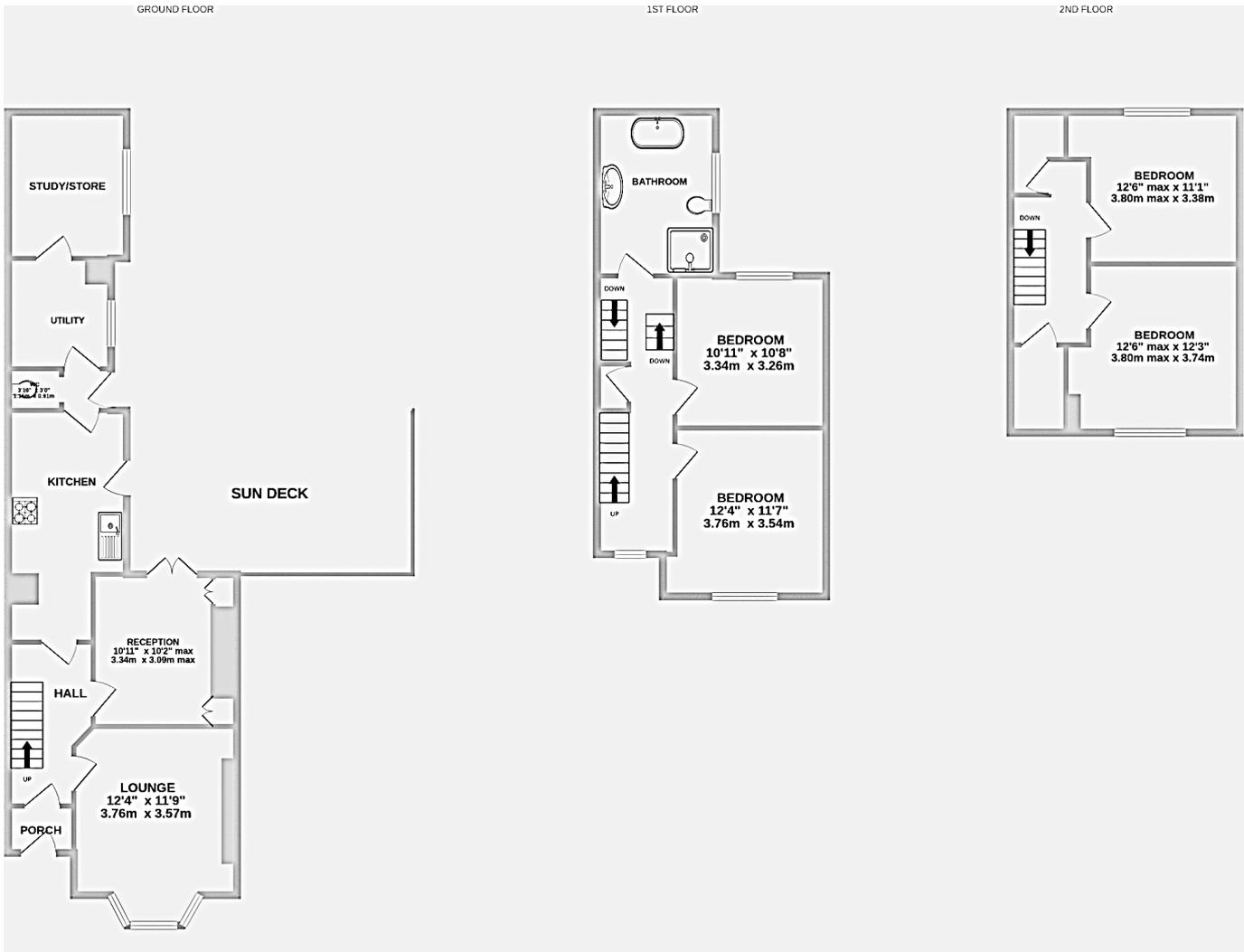
The council tax band is C.

The interior of this beautifully presented property is situated across three floors, and comprises two spacious reception rooms, modern fitted kitchen, with attached utility room, WC, and study room on the ground floor. The first floor consists of two double bedrooms, alongside the family bathroom, with the further two double bedrooms located on the second floor. Outside, the property boasts a sun deck, accessible via the second reception room and kitchen, and a south facing garden, perfect for enjoying the summer months.

Located in the sought after coastal town of Par, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools. and a short distance to the seafront. Excellent transport links can be found from Par Train Station, a variety of local bus routes, and quick access to the A390.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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