

# 19 SOUTHVIEW ROAD



Par, PL24 2HJ

Guide Price: £230,000



5 Trafalgar Square, Fowey,  
PL23 1AZ  
01726 217 888

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Conveniently located within walking distance of local amenities, this well-presented semi-detached home offers generous living space, three double bedrooms, and a large rear garden. 19 Southview Road is a property not to be missed.

Upon entering, you are welcomed into a bright entrance hall with the staircase directly ahead. At the end of the hallway, you'll find a well-placed shower room. To the left, a door opens into a spacious living/dining room, perfect for entertaining or relaxing. Adjacent to this is the kitchen. This room provides ample cupboard space and direct access to the rear garden.

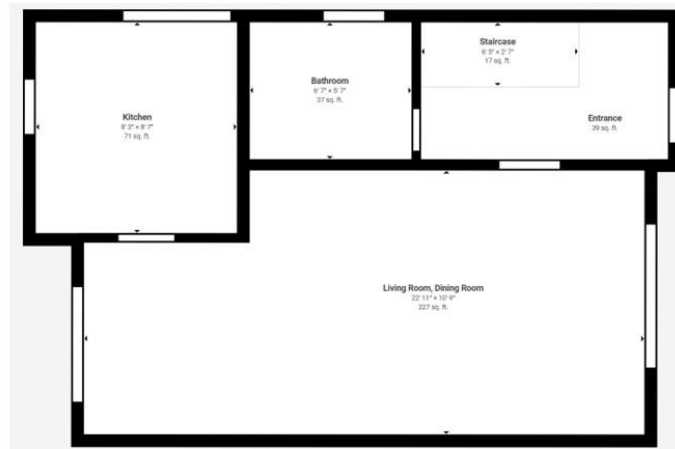
Upstairs, there are three well-proportioned double bedrooms. The largest bedroom features expansive windows framing a distant sea view, adding a special touch to the home.

Outside, the property boasts a generous rear garden and a substantial detached garage. Both can be accessed either through the kitchen door or via a wide side gate, providing excellent practicality.

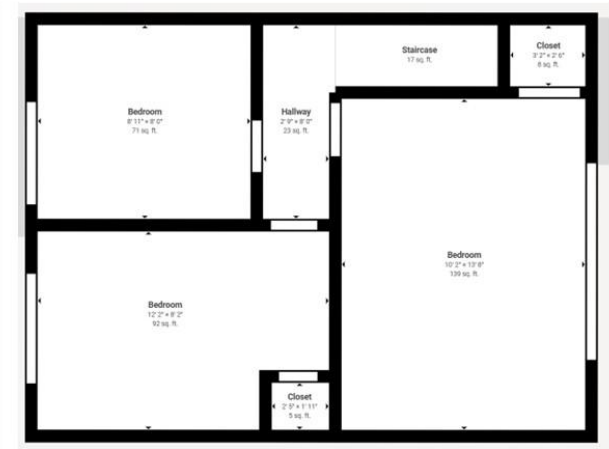
Par is a well-connected coastal community, less than a mile from the sea and only a few minutes' walk to local shops, schools, and Par railway station, which provides easy links to St Austell, Plymouth, and beyond. The area is known for its friendly atmosphere, good schools, and access to beautiful Cornish beaches.



Ground Floor



First Floor



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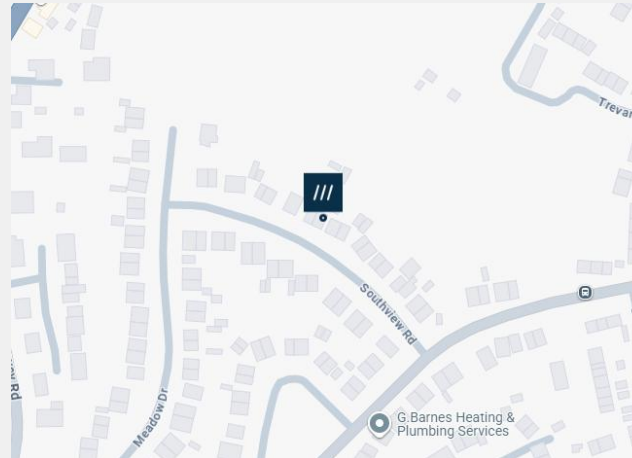
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## KEY FEATURES:

Large Living/Dining Room  
Modern Kitchen  
Three Double Bedrooms  
Distant Sea Views  
Spacious Rear Garden  
Substantial Detached Garage  
Convenient Location  
Shower Room



what3words: ///improves.fended.surfacing



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

TENURE: Freehold

## SERVICES:

Heating – Mains  
Water – Mains  
Sewerage – Mains

## SCHOOLS:

Fowey River Academy  
Doubletrees School  
Biscovey Academy  
Penrice Academy

## TRANSPORT LINKS:

Bus stop, a short walk  
Par Railway Station 15/20-minute walk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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