MAY WHETTER & GROSE

10 ST. BENEDICTS PLACE, TYWARDREATH, PL24 2QE
GUIDE PRICE £300,000



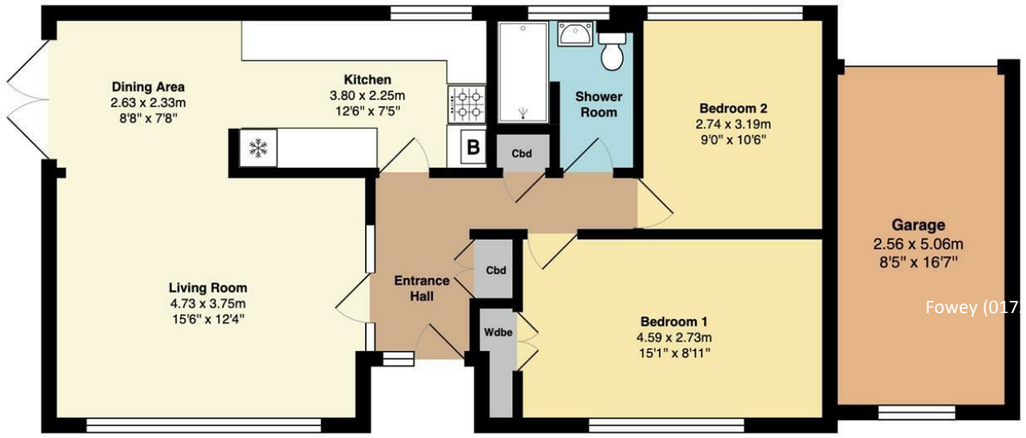






A TWO BEDROOM, DETACHED BUNGALOW SET IN LARGE GARDENS WITH BEAUTIFUL ELEVATED COUNTRYSIDE VIEWS. OPEN PLAN LIVING ROOM, TWO DOUBLE BEDROOMS. OFF ROAD PARKING FOR TWO CARS AND A GARAGE (CURRENTLY NOT IN USE). **SELLING CHAIN FREE**

Ground Floor
Area: 83.4 m² ... 898 ft²



Total Area: 83.4 m² ... 898 ft²
All measurements are approximate and for display purposes only.



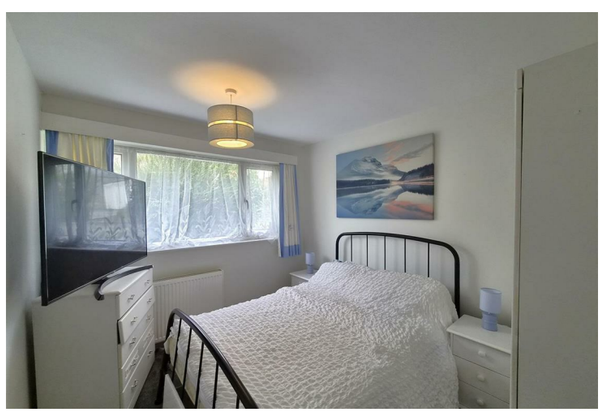


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10 St. Benedicts Place, Tywardreath, Tywardreath, PL24 2QE

TYWARDREATH

Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit that revolves around the local village pub, church, primary school and village convenience store. Within a 15 minute walk is the village of Par which has many local amenities including doctors, library, post office, sports field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

The nearby historic Harbour Town of Fowey is a popular sailing centre with two thriving sailing clubs, an annual regatta and literary festival. A good range of shops and businesses, award-winning restaurants, hotels and public houses have established Fowey as a popular high-quality holiday destination. Fowey sits in an Area of Outstanding Natural Beauty and includes a glorious coastline, rugged uplands and tranquil wooded river valleys. The spectacular Lost Gardens of Heligan and world famous Eden Project, two of the Great Gardens of Cornwall, are an easy drive from Fowey and Tywardreath.

St Benedicts Place is a quiet cul-de-sac off Tehidy Road which is an ideal location being close to the amenities in Tywardreath but also in Par. Although St Benedicts Place is in an elevated position, the property can also be access from a lane which is a level walk/drive to Church Street, the heart of the village.

THE PROPERTY

A well-presented, two-bedroom detached bungalow set in a large plot with lovely countryside views.

The front door opens into the entrance hallway with an in-built cupboard, ideal for storage, which also houses the utility meters and solar equipment; there is also a separate airing cupboard. Doors lead into the living room, kitchen, shower room and two double bedrooms.

The spacious living room is bright and airy, with large windows that flood the room with light and offer beautiful views over the garden and the countryside beyond. French doors open to the side of the bungalow, drawing light into the dining area and providing quick access to the off-road parking.

The spacious open-plan living area leads around to the kitchen, which can also be accessed via the entrance hall. The kitchen has ample wall and base units, an integrated upright fridge-freezer, dishwasher and space for a free-standing oven and washing machine.

The modern and bright shower room comprises a WC, wash basin, Triton electric shower and heated towel rail.

Both bedrooms have large windows filling the rooms with light and are a good size. The larger bedroom has a built-in wardrobe and has views out to the garden and countryside. The second bedroom has a rear aspect.

OUTSIDE

The well-tended garden wraps around the bungalow, with the majority of the garden laid to lawn with mature shrubs and flower beds. A path leads down from the 2 off road parking spaces to the bungalow and is accessed either through the French doors into the open-plan living room or the front door opening into the entrance hall. Directly in front of the main entrance and around the side of the bungalow is gravelled for ease, with flower beds and a patio area, perfect for an outdoor dining set.

The bungalow has a garage which currently cannot be accessed. Please ask the agent for details.

AGENTS NOTES
The property has rented solar panels. Please consult with your lender before viewing.

EPC RATING - C

COUNCIL TAX BAND - C

TENURE - FREEHOLD

Local Authority
Cornwall Council

Services
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing
Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.
Tel: 01726 832299 Email: info@maywhetter.co.uk