



3 Southpark Road



3 Southpark Road

Tywardreath, Par, Cornwall, PL24 2PU

Fowey 4 miles Golant 2.5 miles St Austell 5.5 miles

3 Southpark Road is a comfortable family home that offers scope to update and remodel in the much sought after village of Tywardreath.

- No Onward Chain
- South Facing Sun Terrace
- Garage
- Private Gardens
- Freehold
- Family Home
- 5 Bedrooms
- Balcony
- Utility
- Council Tax Band D

Guide Price £495,000

SITUATION

Southpark Road is situated in the small hilltop village of Tywardreath, close to the south coast of Cornwall and located on the famous Saints Way. Excellent village facilities include a variety of shops, a renowned local butcher, pubs and a sought after primary school complete with indoor swimming pool. Par railway station is close by and on the London to Penzance line.

Some of the best kayaking and stand up paddle boarding can be found at nearby Golant with easy and safe access to the Fowey River. The picturesque and historic estuary town of Fowey is approximately four miles away with tidal sandy beaches and a wide range of restaurants, shops and galleries.



THE PROPERTY

3 Southpark Road is a well presented spacious family home arranged over two floors. The accommodation comprises, entrance hallway leading to all principal rooms, including four ground floor bedrooms, two of which have large south facing windows with views over the garden and towards sea.

A small bedroom or study is in addition to the dining room and kitchen with a comprehensive range of base and eye level units and views to the front. The sitting room is a real feature with its large glass doors opening to the raised sun terrace with far reaching views over Tywardreath and to the sea, A WC and family shower room complete the ground floor.

The First floor is accessible through the dining room and offers a large bedroom with eaves storage and opening doors to the south facing balcony.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the centre of the village, pass the church on the left continuing up the hill until you come to a T-Junction.

Turn left and continue onto Southpark Road. No.3 Can be found on the left hand side opposite the School.





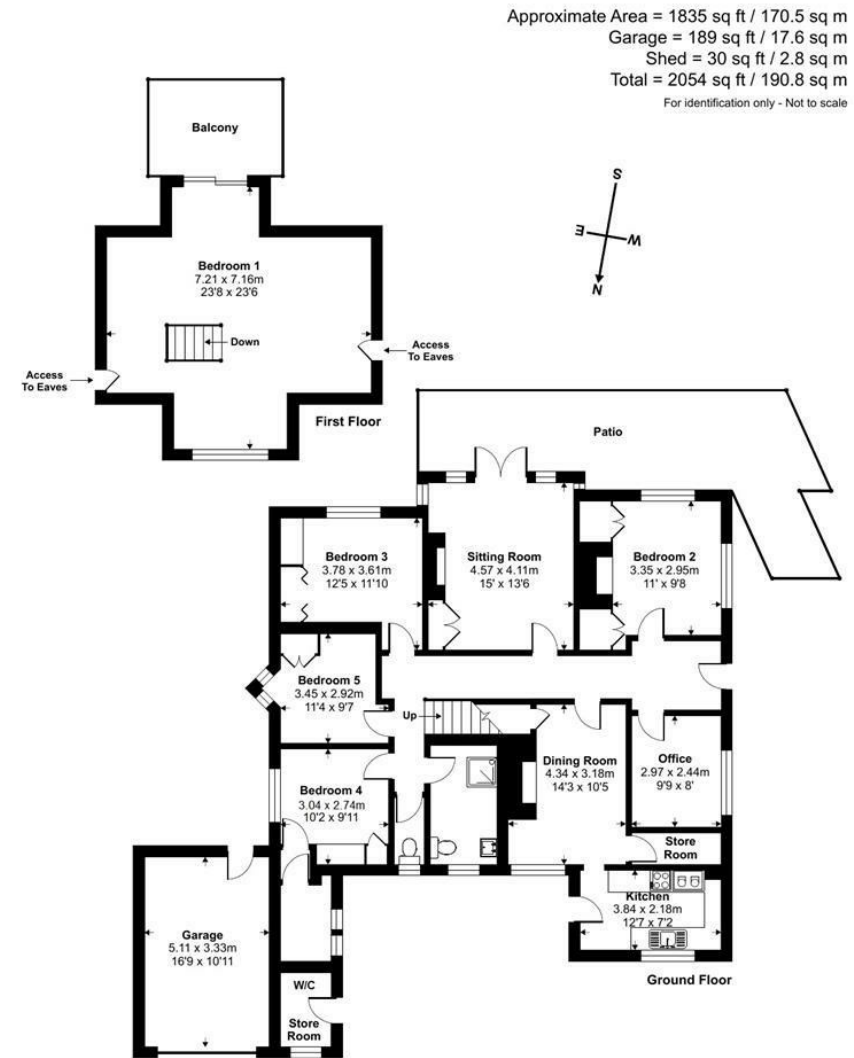
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 Certified Property Measurer
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