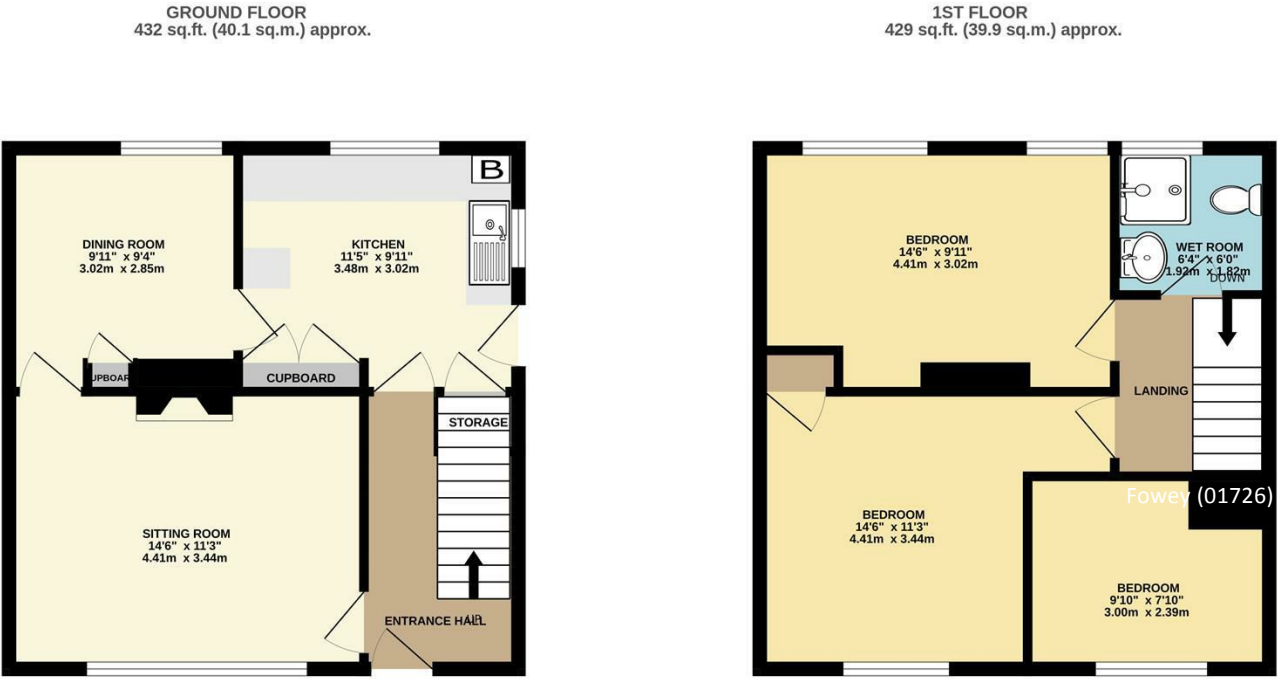




20 POLDREA,
TYWARDREATH, PL24 2RA
GUIDE PRICE £150,000



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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****CASH BUYERS ONLY DUE TO CONSTRUCTION** . A THREE BEDROOM, END OF TERRACE HOME WITH WELL PROPORTIONED ACCOMMODATION, FRONT AND REAR GARDENS AND VIEWS TOWARDS ST AUSTELL BAY FROM THE FIRST FLOOR. CORNISH UNIT PROPERTY. SELLING CHAIN FREE AND VACANT.**

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



20 Poldrea, Tywardreath, PL24 2RA

LOCATION

Tywardreath is a pretty, historic village located between Fowey and Par. It has a fantastic community spirit, with the pub and bistro very much the heart of the village, highly regarded butchers, church and primary school. Within a 10-15 minute walk is the village of Par which has many additional amenities including doctors, library, post office and convenience stores as well as Par Beach which is dog friendly all year round.

The village is perfectly positioned to access the South Cornish Coast, the Eden Project, and popular sailing waters of Fowey. There are many attractive local walks including the Saints' Way that passes through the village. Newquay airport and the towns of St Austell, Lostwithiel and the City of Truro are within easy reach. It has excellent transport links with a regular bus service to Fowey and St Austell, and the nearby railway station in Par is on the main line from Penzance with frequent services to London Paddington.

20 Poldrea is on the edge of the estate, accessed from Polpey Lane on the outskirts of Tywardreath.

ACCOMMODATION

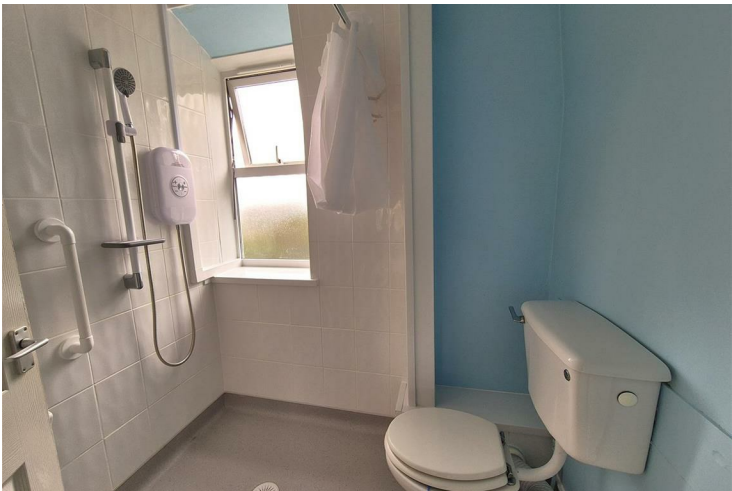
The property is an end of terrace, 3 bedroom ex local authority home which is in need of modernisation and decoration.

A good sized property with well proportioned rooms. On the ground floor is a kitchen with built in cupboards, understairs storage cupboard and basic base units and work top. There is space and plumbing for a washing machine, fridge and freestanding cooker, the gas boiler is located in this room. The dining room has a built-in cupboard and views over the rear garden. The sitting room is lovely and light with windows looking out to the front garden. There is an ornate tile decorated fireplace which has been boarded.

On the first floor are two double bedrooms, a single bedroom and a modern wet room. From the rear bedroom, views can be enjoyed over the gardens to St Austell bay with a glimpse of the sea. The front aspect double bedroom has a built-in storage cupboard and enjoys views over the front garden to fields.

The third smaller room has the stairs bulkhead within which can either restrict furniture positioning or can be cleverly incorporated into the room design.

The wet room is a modern addition and comprises a hand wash basin, WC and electric shower.



OUTSIDE

A footpath leads across the front garden to the main door and also around the side of the property to the rear. There is a right of way for other properties in the terrace across the front and rear for access. 20 Poldrea is an end of terrace and is adjacent to a lane leading to allotments.

The front garden is a good size with a raised lawn area with mature shrubs. The neighbours have used this space to create parking for two cars which could be a consideration with the right permissions obtained.

A side door gives access into the kitchen.

To the rear is a generous sized garden mostly laid to lawn with a prefabricated shed/outhouse.

AGENT'S NOTES

The property is of Cornish Unit construction which is non-standard. Cash buyers only.

No allocated parking at this property.

EPC RATING - D

COUNCIL TAX BAND - A

TENURE - FREEHOLD

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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

Services

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