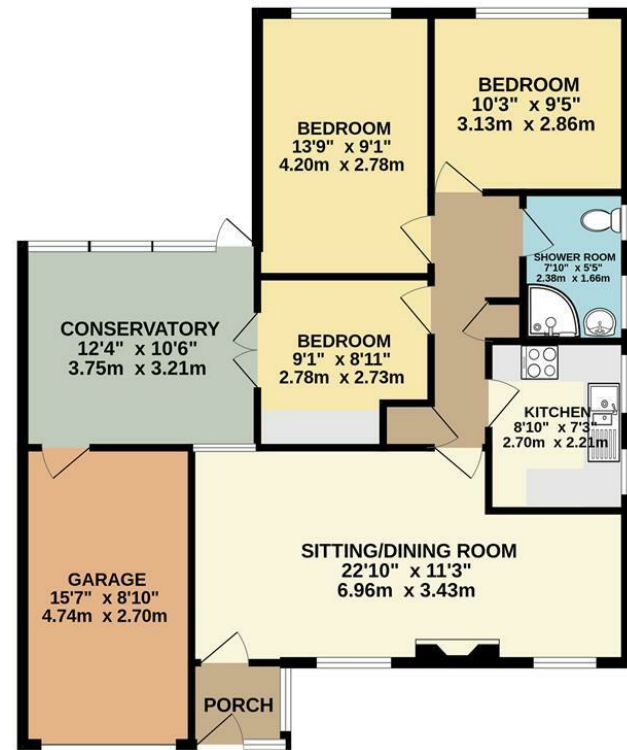




982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA - 982 sq.ft. (91.3 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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**14 PENSTRASSE PLACE,
 TYWARDREATH, PL24 2QL
 GUIDE PRICE £325,000**



A THREE BEDROOM DETACHED BUNGALOW IN THE POPLAR ESTATE OF PENSTRASSE PLACE. OFFERING A PRIVATE GARDEN, CONSERVATORY, GARAGE, OFF ROAD PARKING AND A GENEROUS FRONT GARDEN. **CHAIN FREE, VACANT POSSESSION**

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.





14 Penstrasse Place, Tywardreath, PL24 2QL

LOCATION

Tywardreath is a pretty village situated on the sheltered South Coast of Cornwall and located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church and primary school. A 10 minute walk away is the village of Par which has many local amenities including doctors, library, post office, convenience stores and coffee shop. Par beach is dog friendly all year round and is a 10 minute flat walk from Par village.

There are good road links to the motorways via the A38/A30 plus up to 26 trains each day from Par to London, Paddington. There are also flights to London Heathrow and other destinations from Newquay.

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 business, 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.

Penstrasse Place is a quiet residential estate mostly consisting of bungalows. Within a short walk are all the village amenities including the pub, church, butchers and convenience store.

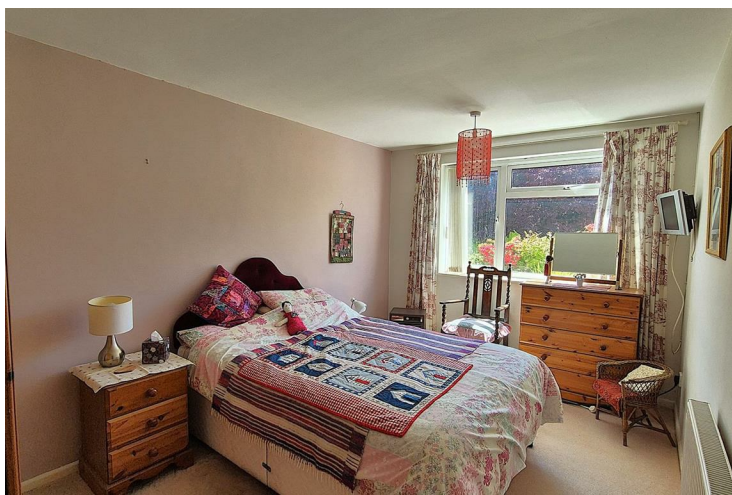
ACCOMODATION

14 Penstrasse Place is accessed via a front porch which is ideal for storing shoes and coats and opens into the large sitting room/dining room. A gas fire with a wooden mantel piece and marble surround and hearth, is the focal point to the room and keeps it cosy and warm on chillier evenings.

A door leads into the hallway giving access to three bedrooms, kitchen, shower room, a storage cupboard and an airing cupboard housing the water tank.

The kitchen has wall and base storage cupboards with integral electric oven and hob and space for a washing machine and upright fridge freezer.

The shower room comprises of corner shower cubicle, WC and wash basin.



The property has three bedrooms, two double bedrooms enjoying views over the pretty rear garden and a single bedroom. The single bedroom has been converted into a hobby room with a bench installed and double glazed patio doors which open into the conservatory.

The conservatory is a generous size and enjoys views over the rear garden. A door gives access to the garage and the rear garden.

The garage has power, light, water and an electric door.

OUTSIDE

The generous and level front garden is mostly laid to lawn with mature shrub borders and gives access to the garage, entrance porch and side gate, and provides off road parking for approximately 3 cars.

The pretty rear garden is terraced, with a patio sitting out area accessed from the conservatory. A path runs around the bungalow to the side gate.

Steps rise up to another patio area with flower beds and mature shrubs. The peaceful gardens back on to a field.

EPC - D

TENURE - FREEHOLD

COUNCIL TAX BAND - C

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.

Local Authority

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

AGENTS NOTE

We are waiting for probate to be granted.