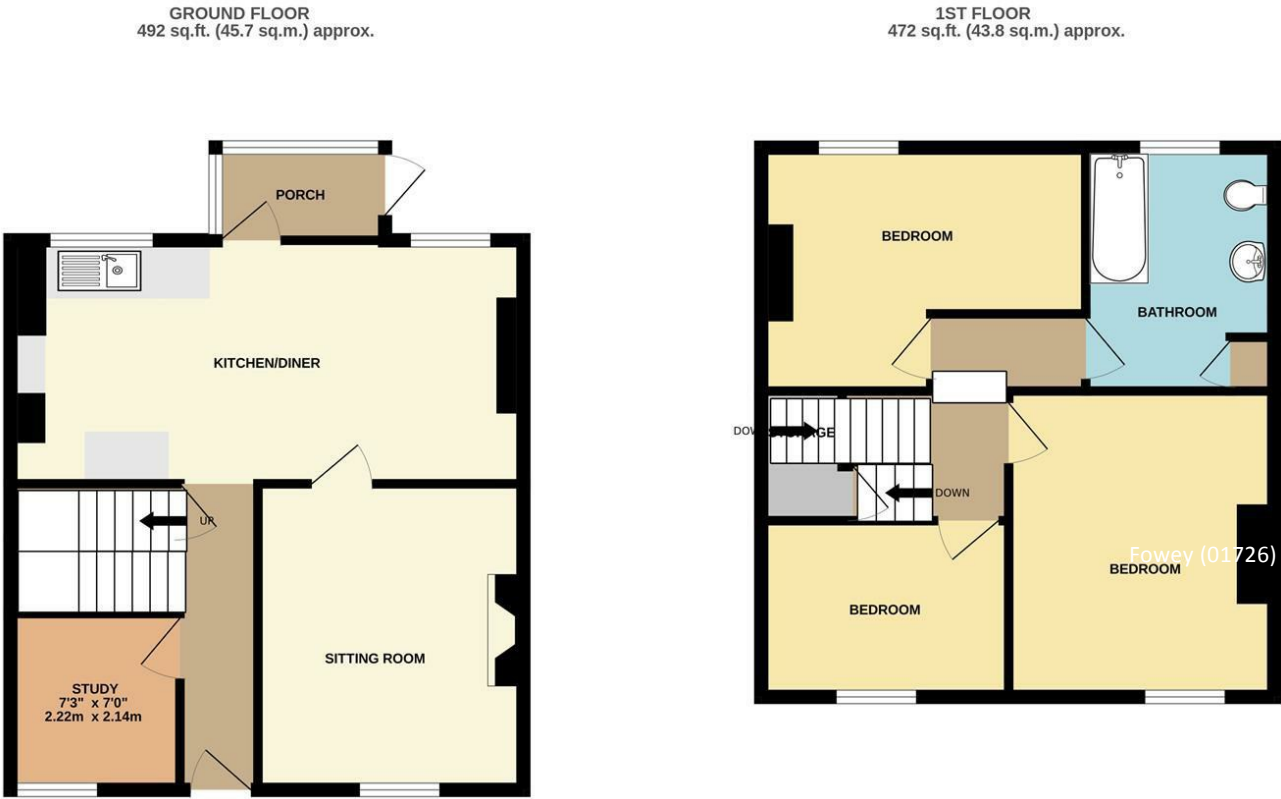




16 MOUNT BENNETT ROAD,
PAR, PL24 2QU
GUIDE PRICE £255,000



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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A SPACIOUS THREE BEDROOM TERRACED COTTAGE LOCATED IN THE HEART OF THE POPULAR VILLAGE OF TYWARDREATH. LARGE REAR GARDEN, CLOSE TO ALL AMENITIES AND BEING SOLD CHAIN FREE WITH VACANT POSSESSION!



16 Mount Bennett Road, Tywardreath, Par, St Austell, PL24 2QU

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 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.

Situated on Mount Bennett Road, this cottage is a short stroll from the local convenience shop, pub, church and primary school and all other amenities.

THE PROPERTY

A front door opens into an entrance hall with stairs rising up to the first floor, a useful storage cupboard, an opening into the kitchen and doors leading off to a study/office/snug and sitting room.

The sitting room has traditional styled built in storage cupboards and shelving either side of the chimney breast. An opening leads into the kitchen/dining area with a door into a rear porch and out to the garden. The kitchen has base and wall storage units and work surface with space for freestanding appliances. In the dining area, there is shelving either side of the chimney breast and plenty of space for a dining table.

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Stairs rise up to the first floor with a split landing. Steps lead down to a double bedroom and family bathroom. The bedroom has views over the rear garden and countryside beyond. The family bathroom comprises of bath with electric shower, WC, handwash basin and cupboard housing the hot water tank.

From the landing doors open into two double bedrooms both looking out to the front of the property. There are further steps that lead up to a door which is a walk-in storage cupboard with added space flying over the staircase.

OUTSIDE

From the rear porch, a door opens into the level, large garden with a concreted area ideal for garden furniture. The rest of the garden is laid to lawn with a wooden garden shed at the far end. A gate leads to a right of way through neighbour's gardens to give access to the front of the property and road.

AGENTS NOTES

The property has recently been a long term rental. It is now vacant and being sold chain free.

It is gas centrally heated.

EPC RATING - D

COUNCIL TAX BAND - C

TENURE FREEHOLD

Local Authority

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

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

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