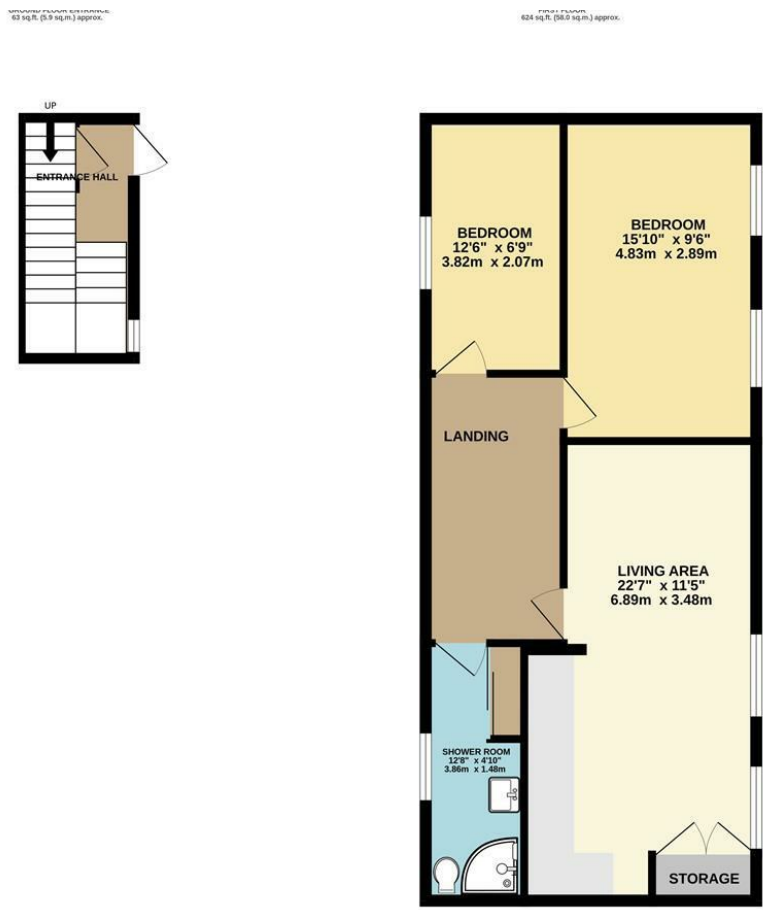




TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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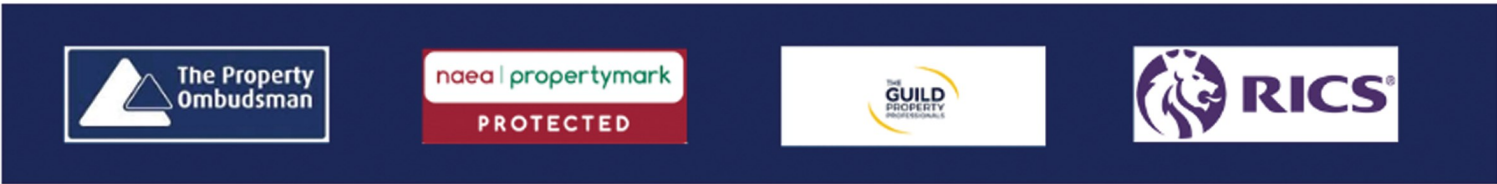
Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers 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.



3 THE BUTTER MARKET CHURCH STREET,
TYWARDREATH, PL24 2QQ
GUIDE PRICE £200,000



A BEAUTIFUL TWO-BEDROOM, FIRST-FLOOR APARTMENT SITUATED IN THE HISTORIC BUTTER MARKET BUILDING, LOCATED CENTRAL TO THE PRETTY VILLAGE OF TYWARDREATH AND CLOSE TO ALL AMENTIES. **VACANT POSSESSION, NO ONWARD CHAIN, NO HOLIDAY LETTING**





3 The Butter Market Church Street, Tywardreath, Tywardreath, Cornwall, PL24 2QQ

THE LOCATION

Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit which 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.

Situated in the heart of the village and close to all amenities, The Butter Market is an attractive, historic, listed building which, after the tin mining era, was converted into the local police station. In 1978, Cornwall Buildings Preservation Trust repurposed the building by converting it into 3 apartments.

THE PROPERTY

3 The Butter Market has its own private entrance with stairs rising to the first floor. There is a very useful understairs cupboard, ideal for storing shoes, coats, and other items.

First impressions make you smile as you reach the landing. A large picture window looks into the sitting area with a second window looking out to the village. Doors give access to two double bedrooms, a living area and a shower room. Beautiful sash windows let in plenty of light, high ceilings create a sense of airiness, and the interior is immaculately presented. The open-plan living area enjoys lovely views over gardens and fields, and there is ample space to sit, relax, dine and cook in the modern smart kitchen. The kitchen features an integral electric oven and induction hob, a freestanding dishwasher, a washing machine, and an upright fridge freezer. A double cupboard offers extra storage and is home to the gas boiler.



Also enjoying countryside views is the gorgeous principal bedroom. Sash windows flood the generously sized room with light, and there is plenty of space for freestanding wardrobes and other bedroom furniture.

The second bedroom, currently a single looks out to the village.

The modern shower room comprises a shower, WC, hand basin with vanity unit and storage/linen cupboard.

OUTSIDE

At the front of The Butter Market is a parking area, with each apartment owning a portion. There is potential to park a very small car outside the entrance but access must not be hindered to the other two apartments. The owners have always parked roadside and have never had an issue with finding a space.

TENURE - LEASEHOLD WITH SHARE OF FREEHOLD

The apartment is a leasehold with a 999 year lease from 25th March 1978

Ground rent £10.00

The property owns 1/3 of the freehold with the other two apartments each owning 1/3rd.

EPC RATING - D

COUNCIL TAX BAND - A

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 County Council