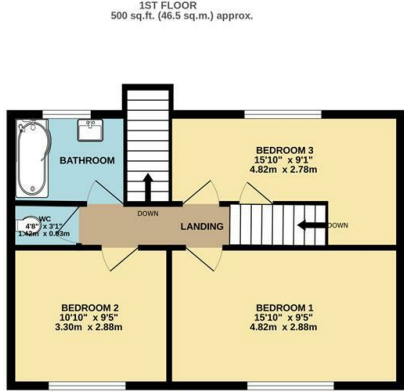
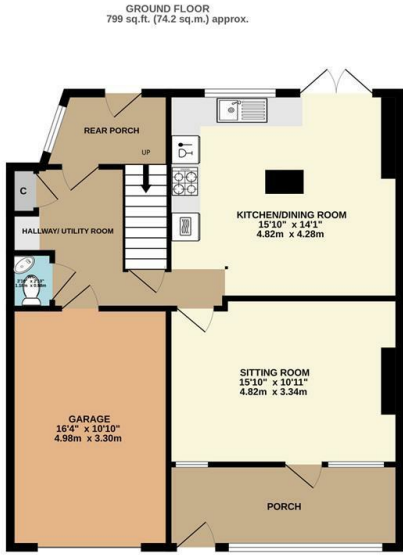




**9 GLENVIEW,
TYWARDREATH, PL24 2PR
GUIDE PRICE £325,000**



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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AN IMMACULATELY PRESENTED, EXTENDED 4 BEDROOM FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF TYWARDREATH. SPACIOUS ACCOMMODATION, INTEGRAL GARAGE, OFF ROAD PARKING, REAR GARDEN AND SITUATED CLOSE TO THE LOCAL AMENITIES.

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.



9 Glenview, Tywardreath, Cornwall, PL24 2PR

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.

Glenview is a small, quiet cul de sac within a level short walk of the primary school and other village amenities. A nearby footpath takes you on a lovely woodland walk down to the Treemill Marshes where you can walk along the stream to Treemill or to Par duckpond and nature reserve.

THE PROPERTY

An immaculately presented, four bedroom semi-detached property. Previously extended to the side and up into the attic, this spacious home offers everything you could want for family living.

From the driveway, a door opens into a very useful porch providing plenty of room for shoes, coats and general storage. French doors open into the good sized sitting room which is kept cosy and warm by the gas fire. The attractive wooden fire surround provides a lovely focal point to the room.

From the sitting room, a door opens into the kitchen/dining room which is a very sociable room. A creatively designed cream shaker style kitchen provides plenty of storage units, work space and benefits from integral double oven/grill and dishwasher.

Patio doors open to the rear garden.



From the kitchen, doors open into a useful storage cupboard, rear door to the garage, a utility area, separate WC and access to the rear garden.

Stairs rise up to the first floor.

From the landing, doors open into three double bedrooms. The principal bedroom is of a generous nature with plenty of storage and wardrobes. A family bathroom comprises of a bath with shower over, wash hand basin with vanity unit and heated towel rail. There is a separate WC.

Stairs rise again to a converted attic providing built-in cupboards and extra storage space. A door opens into a fourth double bedroom kept light and airy by a floor to ceiling velux window.

OUTSIDE

The front garden is part gravelled for off road parking and car port and part laid to lawn with mature shrubs. A metal gate gives access around the side of the property to the rear garden.

The spacious rear garden is entirely paved for easy maintenance and has plenty for room for outside dining, children's play equipment and storage.

EPC RATING D

TENURE FREEHOLD

COUNCIL TAX BAND B

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

Local Authority

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