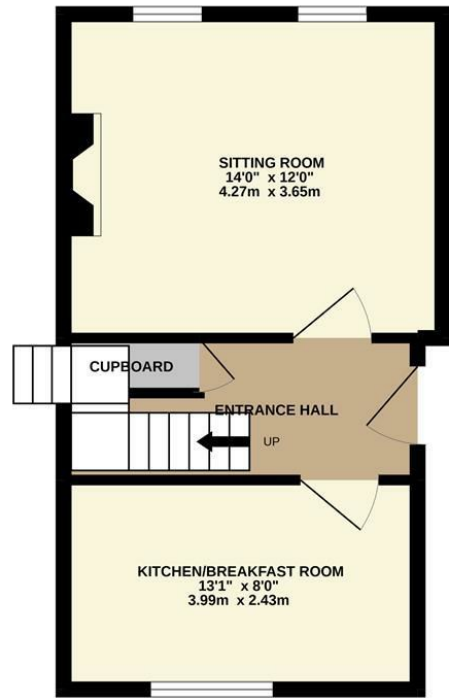
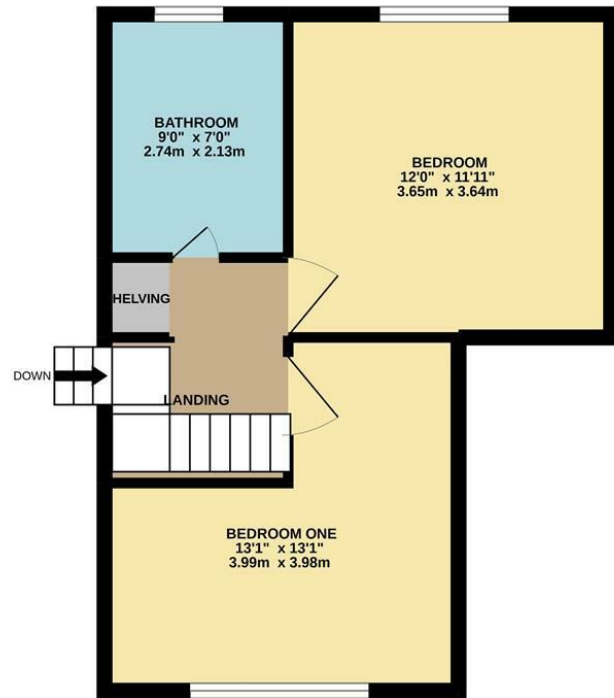




GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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**6A MOUNT BENNETT ROAD,
TYWARDREATH, PL24 2QU
GUIDE PRICE £245,000**



**A TWO BEDROOM, MID TERRACE, CHARMING CHARACTER COTTAGE SITUATED IN THE HEART OF THE PRETTY VILLAGE OF TYWARDREATH. A MUCH SOUGHT AFTER LOCATION CLOSE TO THE LOCAL CONVENIENCE STORE, PUB, CHURCH AND PRIMARY SCHOOL.
** VACANT POSSESSION, CHAIN FREE!****

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.





6a Mount Bennett Road, Tywardreath, Cornwall, 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.

ACCOMMODATION

A charming two bedroom character cottage located in the heart of the pretty village of Tywardreath.

The entrance to the cottage is set back off the main road and is accessed through a little gate on a shared pathway.

The front door opens into a light and airy entrance hall, with stairs leading up to the first floor and doors leading to the kitchen at the rear and a sitting/dining room to the front. A generous and very useful understairs cupboard provides excellent storage for coats, shoes and all utility items.



The spacious sitting/dining room is made cosy and warm by the open fire place, ideal for the colder nights yet it boasts the convenience of gas central heating throughout the cottage. The kitchen is a lovely light and welcoming room with views through the large landscaped window out to the rear garden. There is space for an upright fridge/freezer, washing machine and free standing oven and plenty of storage units and worktop.

Stairs from the entrance hall lead up to two large double bedrooms and a family bathroom. The principle bedroom to the rear has wooden floors and a large landscaped window giving elevated views over the gardens and roof tops to the hills beyond. The generous second bedroom is located to the the front of the property next to the family bathroom. The bathroom comprises of a bath with shower over, wash hand basin, WC and a large storage cupboard.

A shared pathway leads from Mount Bennett Road through a picket gate to the front door of the property. From here the path continues to the long, rear garden which consists of a patio seating area, grass area and large wooden shed. There is a gate to the right of the cottage which gives rear access to other cottages in the row, very common in older terraced properties.

EPC RATING D

TENURE - FREEHOLD

Council Tax Band - A

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.