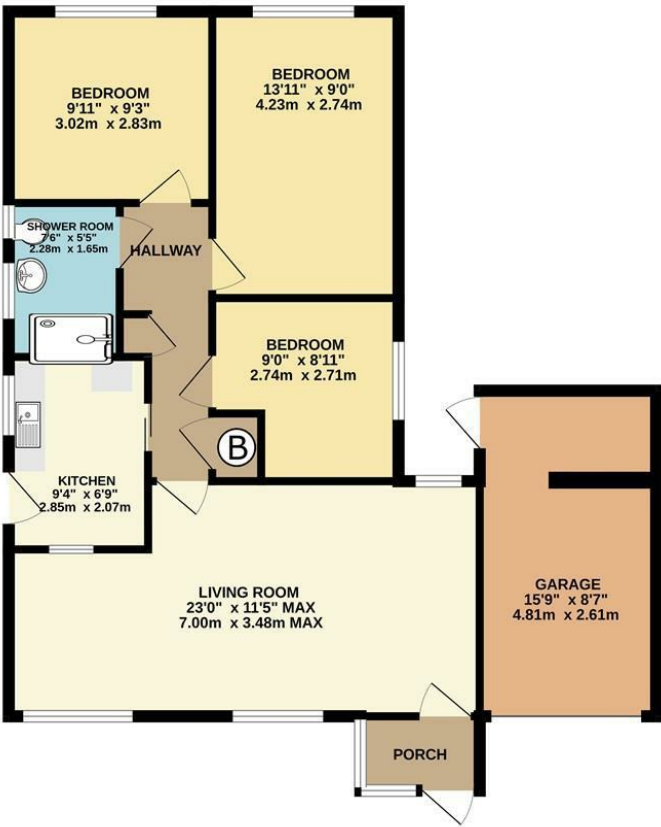




845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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 misstatement. 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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**1 PENSTRASSE PLACE,
TYWARDREATH, PL24 2QL
GUIDE PRICE £315,000**



A WELL PRESENTED THREE BEDROOM BUNGALOW SET IN A QUIET, SOUGHT AFTER RESIDENTIAL ESTATE IN THE VILLAGE OF TYWARDREATH. FRONT AND REAR GARDENS AMPLE OFF-ROAD PARKING AND GARAGE, VACANT POSSESSION AND CHAIN FREE!





1 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.

1 Penstrasse Place is situated in a quiet, much loved residential estate in the village. The bungalow has a lovely outlook and is set on a generous, level plot within easy walking distance of the shop, butchers, church and popular pub.

THE PROPERTY

A porch provides the perfect place to hang coats and kick off shoes before walking into the spacious living room. Large windows let in plenty of light and give open views of countryside beyond. There is space for a table and chairs and a beautiful woodburning stove sat on a slate hearth provides not only a focal point to the room but makes it cosy and warm on chillier evenings.



A door leads into a hallway with a cupboard housing the boiler and a storage cupboard useful for brooms and cleaning equipment. A sliding door opens into the kitchen, with wall and base storage units, space for a washing machine, freestanding cooker and upright fridge freezer. A door opens to give access to the side of the bungalow and an open hatch to the living room brings in extra light and makes for a more social room.

From the hallway doors open to three bedrooms (two double with views out the pretty rear garden and a third single bedroom/office..)

The shower room comprises a large shower cubicle, a wash hand basin and a WC with a vanity cupboard and a heated towel rail.

OUTSIDE

A long driveway offers off-road parking for approximately three cars, a large lawned garden which is surrounded by mature shrub borders and a pretty flower bed. An attached garage has an electric garage door with electric light and power and houses the control panel for the solar panels. A door gives access to the rear garden.

The pretty rear garden has a seating area, lawned garden and an abundance of shrubs, plants and flowers, tempting lots of insects and birds into the garden.

TENURE FREEHOLD

AGENTS NOTES

The property has solar panels on a lease agreement with 12 years remaining which may not currently meet a lenders minimum requirements (individual lender requirements may vary). Cash buyers preferred.

EPC - B

COUNCIL TAX BAND C

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