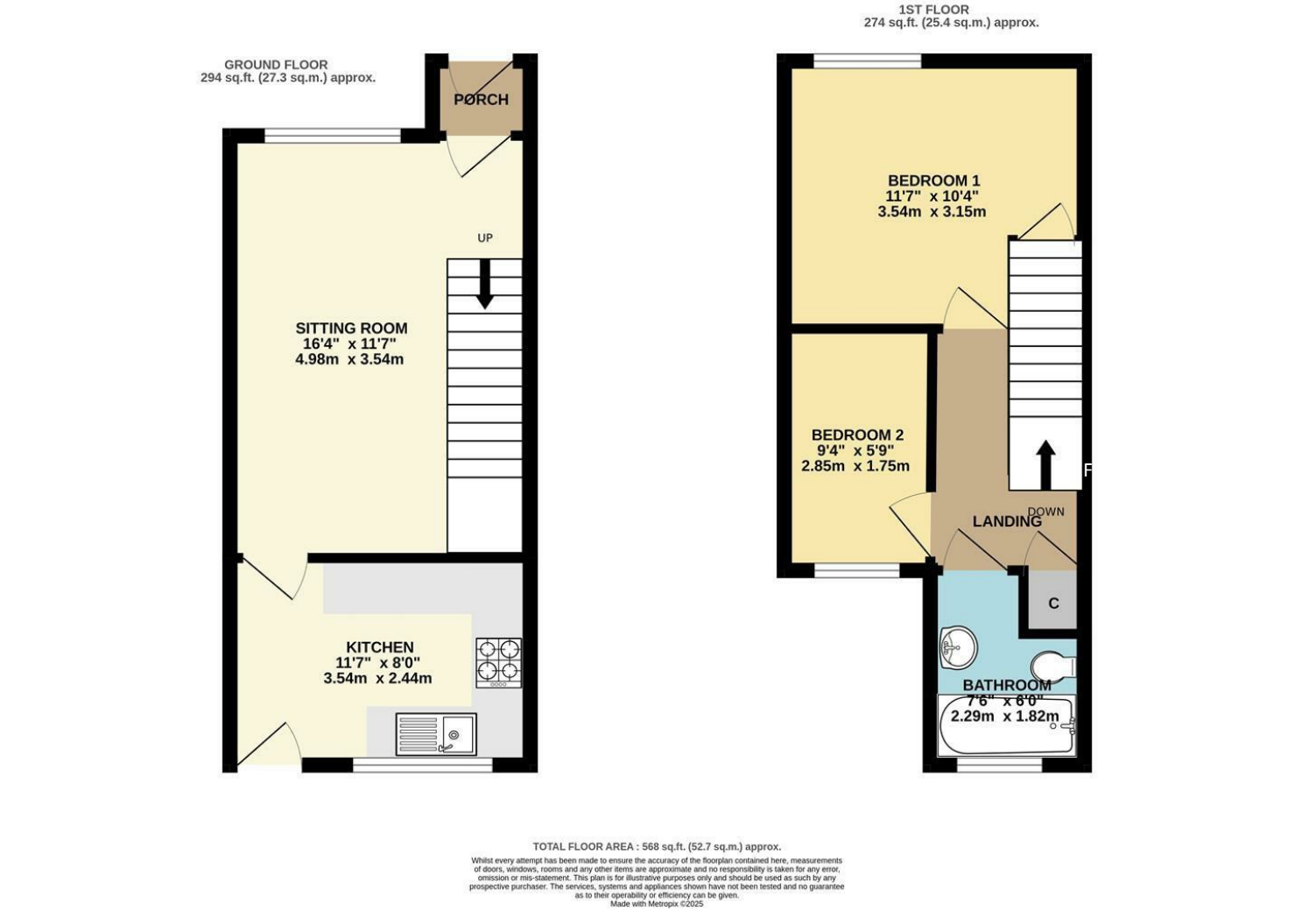




83 TREVANCE PARK,
TYWARDREATH, PL24 2PY
GUIDE PRICE £185,000



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A SUPERBLY PRESENTED TWO BEDROOM, TERRACED HOME IDEALLY SITUATED IN THE CHARMING VILLAGE OF TYWARDREATH. PRIVATE, SUNNY REAR GARDEN AND GARAGE THAT CAN BE ACCESSED FROM GARDEN. VIEWING IS ESSENTIAL TO APPRECIATE THIS LOVELY PROPERTY.



83 Trevance Park, Tywardreath, PL24 2PY

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.

The Property

This lovely two bedroom home is located in Trevance Park and benefits from a garage, communal parking area for residents and has been updated by the current owner.

On the ground floor, the front door opens to an ample porch with a further door opening to a good sized sitting room with large window overlooking the front lawn and filling the room with plenty of light. Stairs rise to the first floor and a door opens to the kitchen.

The kitchen is immaculately presented with stylish grey wall tiles and contemporary white kitchen cupboards. A large window window makes this lovely room feel bright and spacious, and wall and base cupboards provide plenty of storage. There is a four ring gas hob, space for a fridge freezer and plumbing for a washing machine. A door gives access to the rear garden.

The first floor comprises two bedrooms, family bathroom and airing cupboard.



Bedroom one is generous in size and positioned at the front elevation, with over stairs storage and window overlooking Trevance Park and across to the neighbouring countryside.

Bedroom two is positioned to the rear elevation and overlooks the garden,

The family bathroom comprises a panelled bath tub with shower over, wash hand basin and WC and is also generous in size.

Agents note

The property is a timber framed construction so please check with your lender if finance is required.

The Outside

To the front of the property there is an ample front garden laid to lawn.

The rear garden can be accessed via the kitchen, gate situated at the end of the garden or through the garage. The garden is made private by wooden fencing and has been made low maintenance with slate chippings and paving slabs. The garden gets the sun for most of the day and the keen gardener has plenty of space for pots! A door at the end of the garden opens to the garage, which the owner uses to park her car but is also ideal for storage.

Council Tax Band - B

Freehold

EPC Rating - D

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