

SCOTT  
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

# 5 MORWETH COTTAGES TRERIEVE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3JR

PRICE GUIDE £220,000





CLOSE TO DOWNDERRY BEACH - A mid terrace house with Solar PV panels in a prized seaside village setting. About 551 sq ft, 15' Sitting Room, 11' Kitchen/Dining Room, 2 Double Bedrooms, Modern Bath/Shower Room, Full Double Glazing, Electric Central Heating, Decked Garden with Stream Frontage and Sea Views, Allocated Parking.

BEACH 250 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES



## LOCATION

The property is situated in a most convenient near beachside location within the village of Downderry on a stretch of coastline often referred to as the Cornish Riviera. The village centre and amenities are within a short walk (250 yards).

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Downderry was recently noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.







#### DESCRIPTION

5 Morweth Cottages comprises a mid terrace house in a convenient location, only a short walk from the beach and the village amenities. The property benefits from full double glazing, electric central heating and a solar pv system.

The accommodation extends to about 551 sq ft and briefly comprises - GROUND FLOOR - 15' Sitting Room with staircase off - 11' Kitchen/Dining Room with door to decked rear terrace - FIRST FLOOR - 2 Double Bedrooms with village and countryside views - Contemporary Shower Room/WC.

The property cannot be used for holiday letting purposes.

#### OUTSIDE

The property has allocated parking for one car. The gardens lie to the front and rear. The rear garden has a decked patio area on two levels providing outside entertaining space, the rear garden has stream frontage and views overlooking farmland, the village environment and the sea beyond.

EPC RATING - D, COUNCIL TAX BAND - B

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3JR - Morweth Cottages will be found on the left.

#### MORWETH COTTAGES LTD

The parking, paths and communal verges are maintained by Morweth Cottages Ltd. The eight cottages currently pay £25 per month each.



## 5 Morweth Cottages

Approximate Gross Internal Area = 51.2 sq m / 551 sq ft

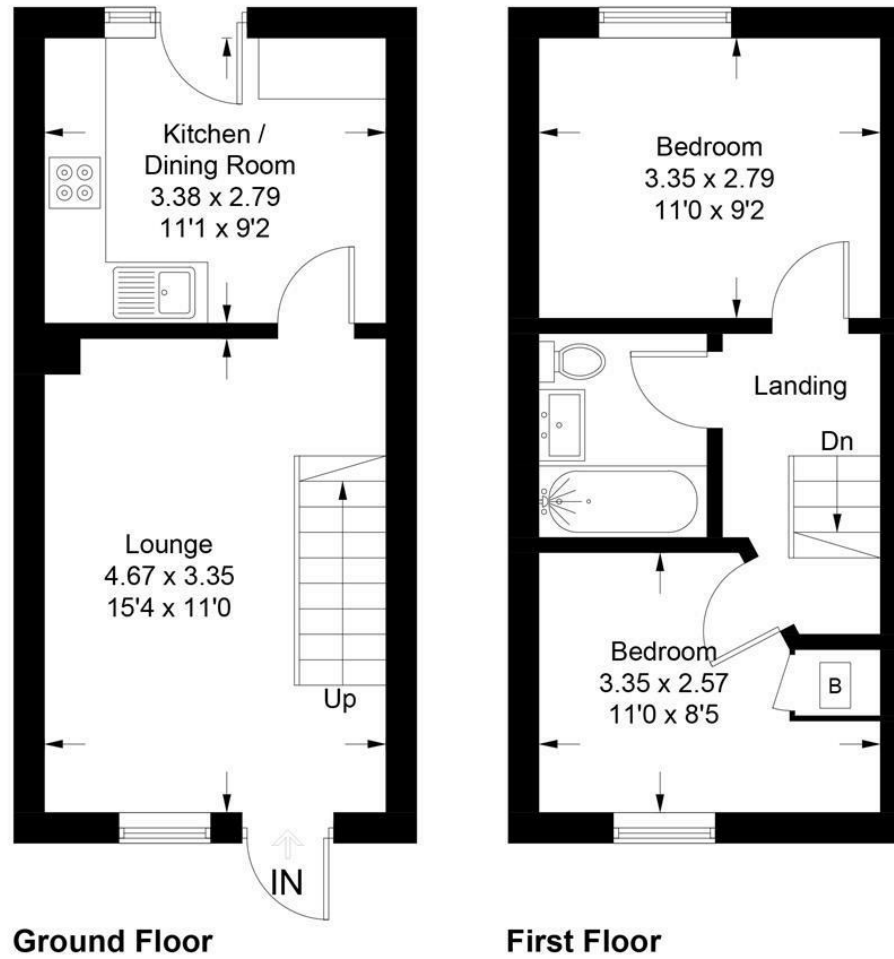


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013122)

These particulars should not be relied upon.