

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

12 DINAS COURT TREVIEVE, DOWNDERRY, TORPOINT, PL11 3NH

PRICE GUIDE £120,000





EXCELLENT SEA FACING APARTMENT WELL SUITED TO FIRST TIME BUYER OR RESIDENTIAL LETTING ONLY 450 YARDS FROM THE BEACH. About 445 sq ft, 14' Sitting/Dining Room with sea views, Kitchen, Double Bedroom, Bath/Shower Room, Cellar/Store, Allocated and Visitors Parking, Pleasant Communal Gardens. NO HOLIDAY LETTING.

BEACH 450 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES



## LOCATION

The property is situated in a most convenient south facing location within the village of Downterry on a stretch of coastline often referred to as the Cornish Riviera. The village centre and amenities are within a short walk (350 yards).

Downterry 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.

Downterry was noted (in recent years) 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

Dinas Court comprises a small and exclusive development of apartments in four blocks, set within generous communal gardens with a sheltered south aspect over the village and sea beyond. These apartments rarely become available and they cannot be used for the purposes of holiday letting, but can be used for owner occupation, as a private second home or for long term residential letting.

The apartment will be found to be well presented and benefits from full double glazing and night storage heating with an energy rating of D. The property benefits from panoramic sea and village views, set into the coastal slope the property also has access to the communal gardens from the hall.

The accommodation extends to about 445 sq ft and briefly comprises - Private Entrance Hall - 14' Sitting/Dining Room - Kitchen with induction hob, oven, fridge/freezer - Double Bedroom (with built in wardrobe) - Bath/Shower Room.

#### OUTSIDE

The private courtyard provides residents parking with an allocated space and ample visitors parking. There is a spacious cellar/store with limited headroom which provides ample private space for bikes, surfboards and kayaks etc.

There are extensive communal lawns with a south aspect over the village and sea beyond.

EPC RATING - D, COUNCIL TAX BAND - A

#### TENURE

The flat is leasehold with a term of 999 years from 1992.

The ground rent is currently £70.00 per month which covers gardening, window cleaning and management of the communal areas and buildings. The apartment cannot be used as holiday let but can be a second home or a long term rental with a tenant.

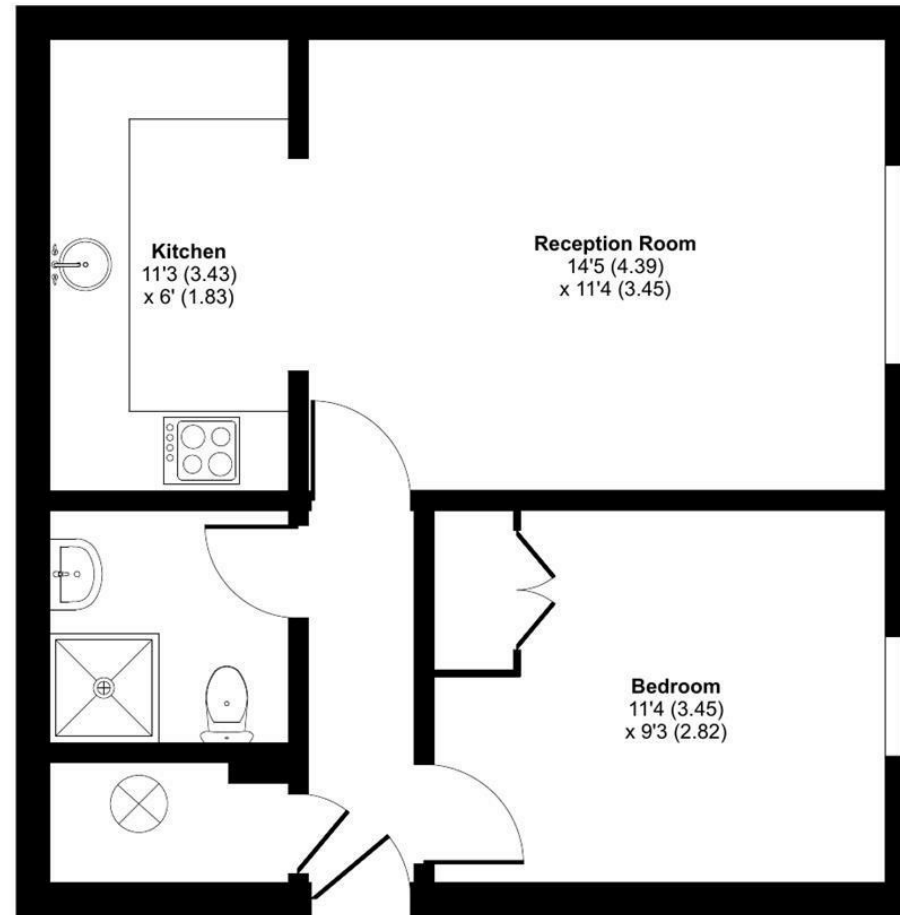
#### DIRECTIONS

Using Sat Nav - Postcode PL11 3NH - Dinas Court will be found on the left.

# Dinas Court, Trierieve, Downderry, Torpoint, PL11

Approximate Area = 445 sq ft / 41.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1092659

These particulars should not be relied upon.