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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

11 HILLSIDE TERRACE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LT

PRICE GUIDE £350,000





A semi-detached seaside house presented to a contemporary standard, only 300 yards from Downderry Beach and currently a successful holiday let. About 955 sq ft, Open Plan Living Room/Kitchen, Laundry Room, 3 Double Bedrooms (1 Ensuite), Family Bathroom, Parking, Garden with Barbecue Shelter, Some Sea Views.

BEACH 300 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES

LOCATION

The established residential area of Treliddon Lane lies on the edge of the seaside village of Downderry, only 300 yards from the beach and in a sheltered south west facing position with views over the village environment and coastal waters of Whitsand Bay.

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, in recent years, noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. Downderry 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.



DESCRIPTION

11 Hillside Terrace has been significantly improved by our client in recent years to include a fantastic loft conversion and will be found to be well presented to a contemporary standard. Features include 2 x solar PV panels together with full double glazing and air source heat pump heating providing an excellent energy rating of C.

The property is currently a successful holiday let and is well suited to owner occupation as a main residence or indeed ongoing use as a second home/holiday let given the close proximity to the beach and village amenities.

The accommodation extends to about 955 sq ft over three floors and briefly comprises - GROUND FLOOR - Reception Hall - Superb Open Plan Living Room/Kitchen with dual aspect - Rear Lobby with Laundry Room off - FIRST FLOOR - 2 Double Bedrooms (one with sea view) - Family Bathroom - SECOND FLOOR - Dual Aspect Double Bedroom with sea view and Ensuite Shower/WC off.

OUTSIDE

Private parking bay for one car. Small front garden with stream frontage. To the rear there is a further terraced garden with garden shed and superb open fronted shelter perfect for barbecues and entertaining with a large decked area and sea views.

EPC RATING - C, COUNCIL TAX BAND - B

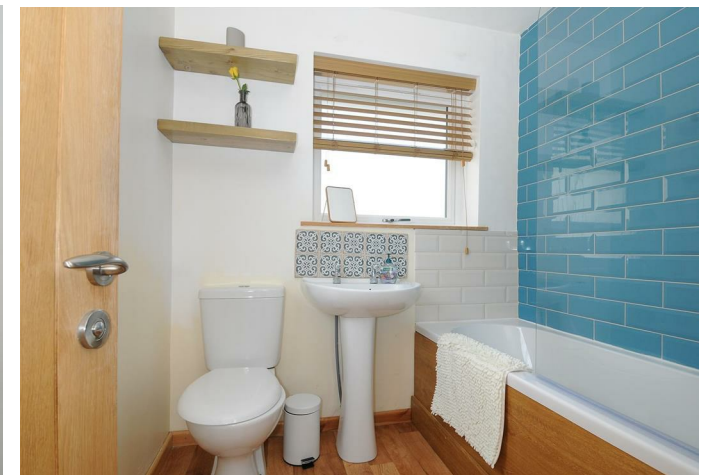
SERVICES - Mains water, electricity and drainage.

Broadband - Ultrafast available. Mobile Coverage - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL11 3LT

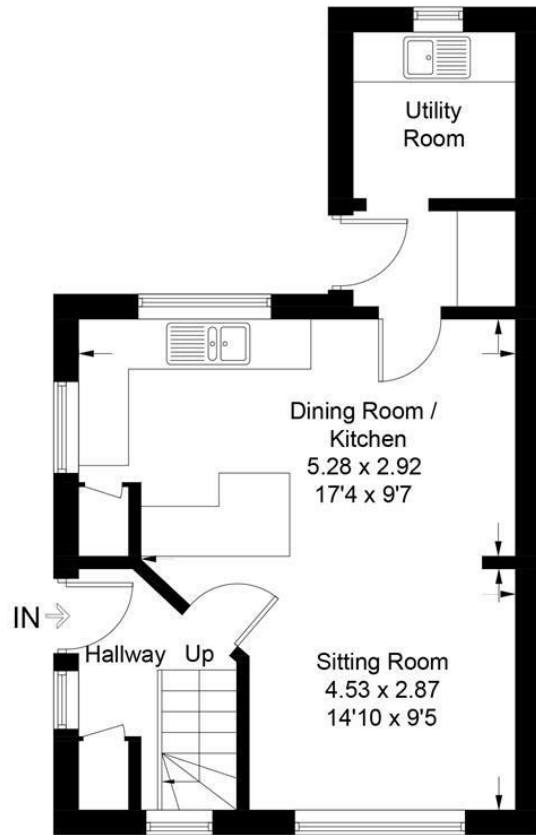




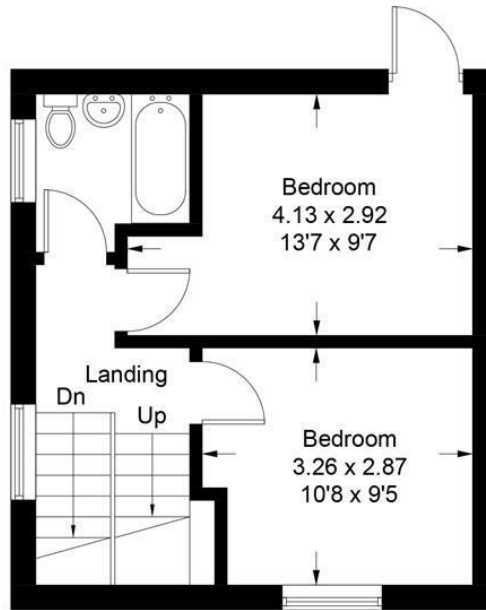


11 Hillside Terrace

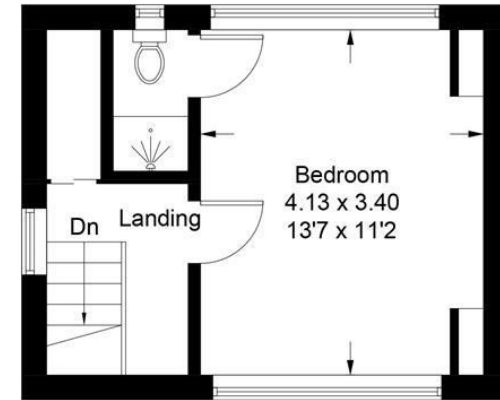
Approximate Gross Internal Area = 88.8 sq m / 955 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113297)

These particulars should not be relied upon.