

SCOTT
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREVARNO KEVERAL LANE, SEATON, TORPOINT, PL11 3JJ

PRICE GUIDE £500,000





CLOSE TO THE BEACH -

BEACH 150 YARDS, LOOE 6 MILES, FOWEY 16 MILES,
PLYMOUTH 12 MILES, KINGSAND/CAWSAND 10 MILES

LOCATION

Trevarno is enviably situated in a prized, near beachside position only a short walk (150 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Parts of the neighbouring coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Downton providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downton appeared in the Sunday Times top ten "Best Places to Live by the sea" in recent years and also has a slipway with the ability to keep and launch dinghies by permit.

There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.



DESCRIPTION

Trevarno comprises an immaculately presented detached bungalow in a coveted south facing position only a moments level walk to the beach. The property benefits from LPG gas central heating together with full double glazing. The property is immediately available, chain free and with vacant possession - our client will also consider selling the property fully furnished (excluding personal items and subject to negotiation). The property has been used as a primary residence but could equally be suited to use as a second home/holiday let, capitalising on the close proximity to the beach and South West Coast Path. Our clients will consider selling the property furnished (excluding personal items and subject to negotiation).

The accommodation extends to about 1042 sq ft and briefly comprises - Open Fronted Canopy Porch - Reception Hall - 23' Triple Aspect Sitting/Dining Room with wood burner and French doors - 10' Kitchen - Laundry Room - Bath/Shower Room - 3 Double Bedrooms (1 Ensuite).

OUTSIDE

Double gates open onto a level gravelled drive providing parking for several cars.

The level garden has a pretty babbling stream and established colourful flower and shrub beds providing a private and secluded environment. There is also a decked terrace and paved patio together with a useful lean-to store.

EPC RATING - E, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

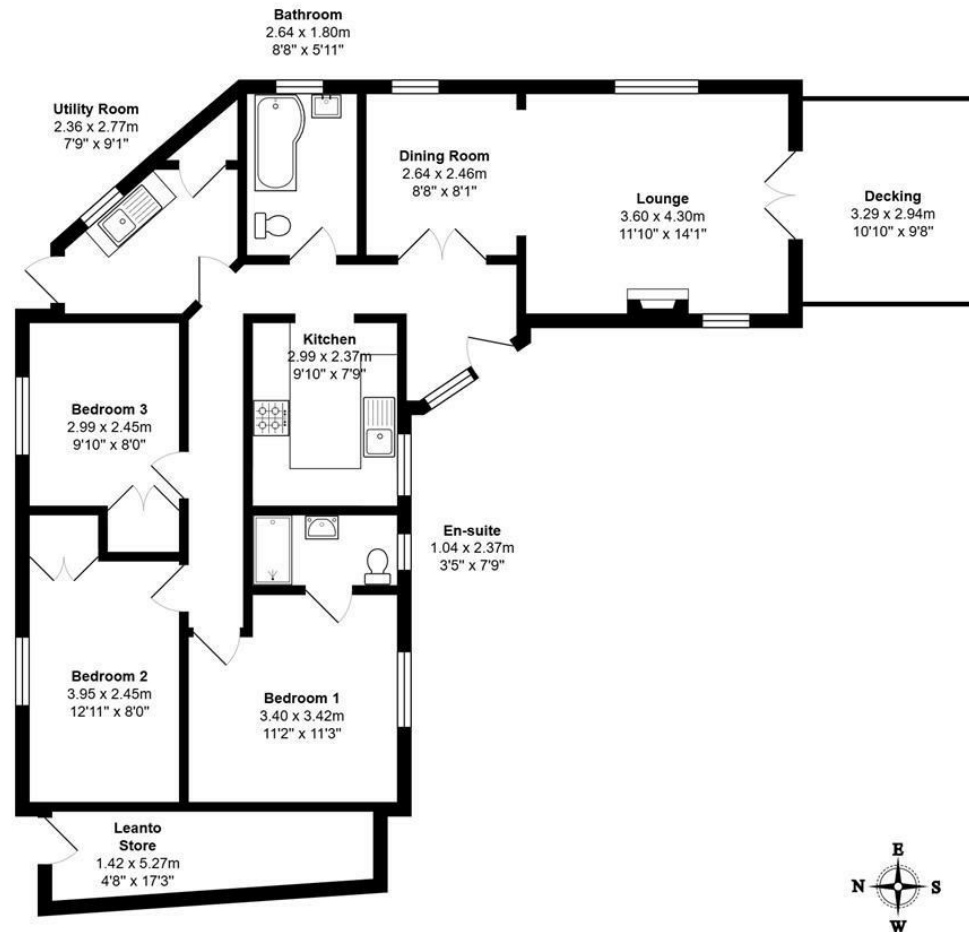
DIRECTIONS

Using Sat Nav - Postcode PL11 3JJ - the property will be found immediately on the right upon entering Keveral Lane.









Total Approximate Area - 96.8 m² ... 1042 ft² (excluding decking)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. All measurements are maximums. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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These particulars should not be relied upon.