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MONTREUX LOOE HILL, SEATON, TORPOINT, PL11 3JQ

PRICE GUIDE £340,000







CASH BUYERS ONLY - Close to the beach and with super sea views, a detached south facing seaside bungalow with parking and gardens. About 948 sq ft, Sitting/Dining Room, Kitchen, Conservatory, 3 Bedrooms, Bathroom, Solar PV (6 Panels), Private Layby Parking, Lawned and decked sea facing gardens.

BEACH 400 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES, KINGSAND/CAWSAND 10 MILES





## LOCATION

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

Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. The village also lies within an Area of Great Landscape Value.

Seaton and its neighbour Downderry have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, small village store within Bewsheas Restaurant and also a 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, 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 in addition there are fabulous marinas with first class amenities in Plymouth. 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.

Nearby the villages of Kingsand and Cawsand (9 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path, this iconic path can be accessed only 600 yards away. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 11 miles distant.



## DESCRIPTION

Montreux comprises a detached seaside bungalow with beautiful sea views. The property is of prefabricated construction and we invite interest from cash buyers only. The property has a six panel solar pv system together with double glazing and benefits from an energy performance certificate rating of A.

The accommodation extends to about 948 sq ft and briefly comprises - 24' Triple Aspect Conservatory - Reception Hall - 19' Dual Aspect Sitting/Dining Room with French doors to garden and fireplace with wood burner - 14' Kitchen - 3 Bedrooms (2 x double, 1 x single) - Bathroom.











## OUTSIDE

A private layby provides convenient parking for two cars. A short flight of steps lead up to the front door. The rear service lane also provides relatively level access into the garden and bungalow.

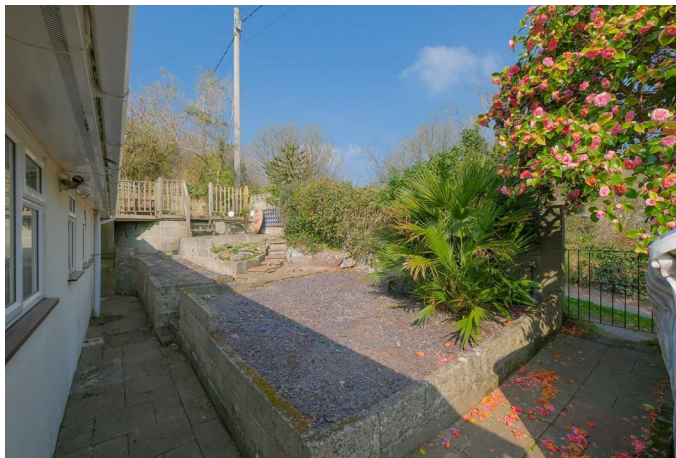
The gardens have a fine south aspect, predominantly lawn with established shrub and flower beds. Decked terrace (requiring refurbishment) providing a fine vantage point from which to observe the sea and coastal landscape.

EPC RATING - A, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage. Ultrafast Broadband available. Mobile Coverage - Indoor Limited/Likely, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JQ - approaching from Seaton Beach the property will be found on the right hand side just past the wide private driveway to The Watch House.



## Montreux, Seaton

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft

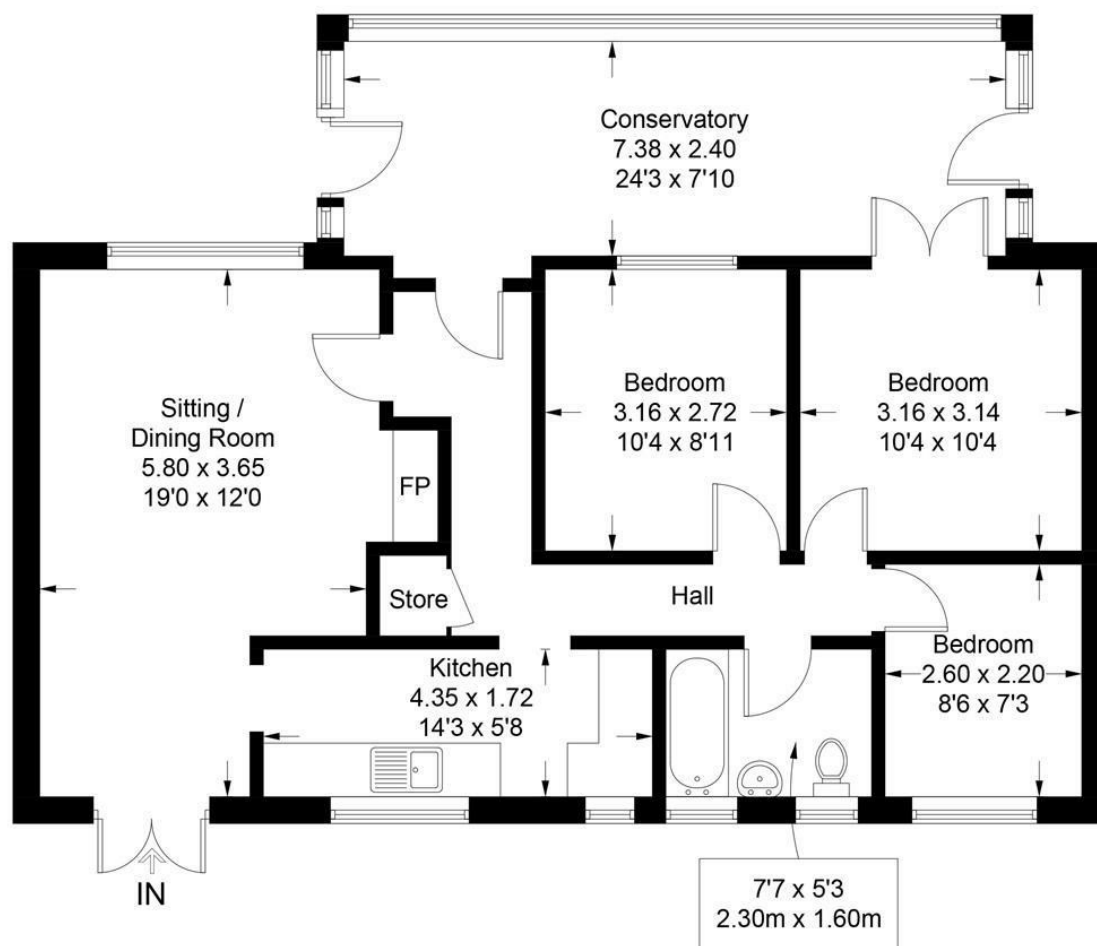


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1182932)

These particulars should not be relied upon.