

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

CHY AN TRETH KEVERAL LANE, SEATON, TORPOINT, CORNWALL, PL11 3JJ

PRICE GUIDE £465,000







A contemporary seaside bungalow, only 150 yards from Seaton Beach and suited to owner occupation or indeed as a second home/holiday let. About 955 sq ft, 26' Open Plan Living Room/Kitchen, Pantry and Laundry, 3 Double Bedrooms (1 Ensuite), Bath/Shower Room, Studio, Patio, Lawn and Parking. Excellent Energy Performance Rating of C.

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

#### LOCATION

Chy AnTreth 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.



Overview of Seaton Village/Beach





## DESCRIPTION

Chy An Treth comprises a detached near beachside bungalow completed about 4 years ago and with the balance of a 10 year Protec Warranty. The property is presented to a wonderful contemporary standard with excellent levels of insulation, full double glazing and a Dakin air source heat pump providing an Energy Performance Certificate rating of C. This is a warm and comfortable house which is beautifully finished throughout and ready for immediate occupation with no forward chain.

The accommodation extends to about 955 sq ft and briefly comprises - Canopy Porch - Reception Hall - 26' Open Plan Living Room/Kitchen a stunning triple aspect room with wide folding doors, wood burner and vaulted ceiling - Pantry and Laundry off - 14' Principal Bedroom with woodland views and Ensuite Shower Room/WC - 2 Further Double Bedrooms - Bathroom/Shower Room.

## OUTSIDE

Gateway to level gravelled parking for three cars. Small stream running through the garden with bridge feature. Patio with lawn and Seaton Valley views. There are two outhouses one of which could perhaps be utilised as a small studio or creative space, the buildings have light and power and the studio has a sink unit. A pedestrian gate from the garden provides an additional access point.

EPC RATING - C, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

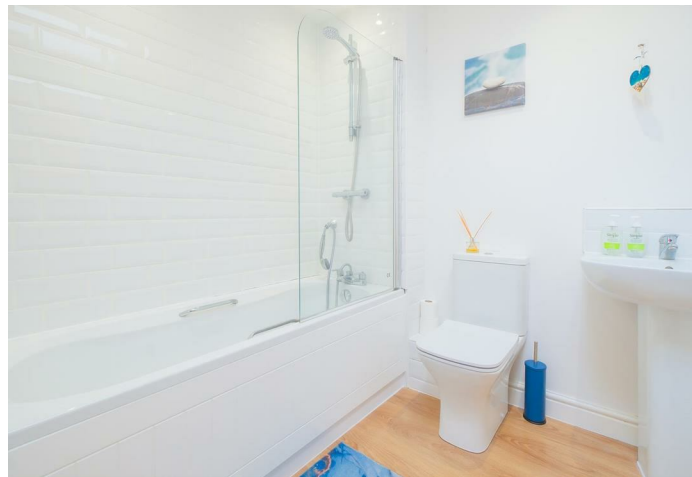
Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

## DIRECTIONS

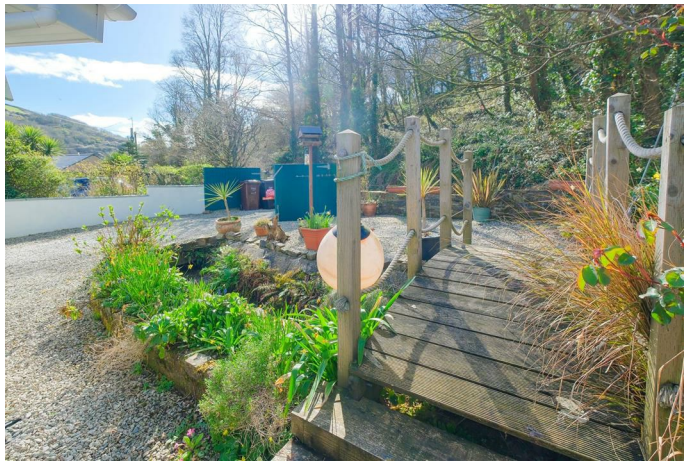
Using Sat Nav - Postcode PL11 3JJ - the property will be found in a short distance on the right hand side.













## Chy an Treth

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft

Outbuildings = 11.3 sq m / 122 sq ft

Total = 100.0 sq m / 1077 sq ft

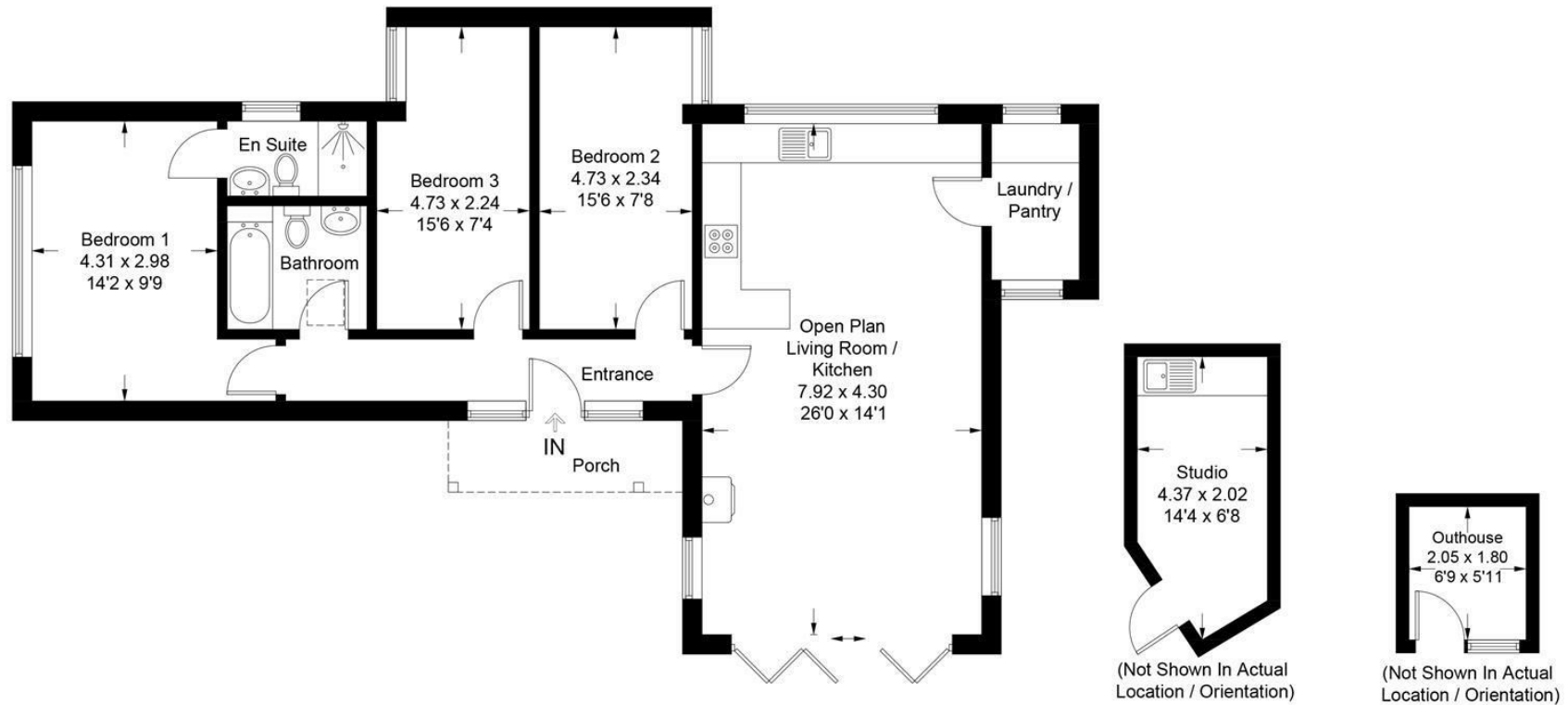


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These particulars should not be relied upon.