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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

STINGRAY TOP ROAD, DOWNDERRY, TORPOINT, PL11 3LZ

GUIDE PRICE £525,000





BEACH 250 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES
 The Glorious Cornish Riviera - A detached seaside and south west facing bungalow in a prized, near beachside setting and commanding stunning views over the coastal waters of Looe Bay as far as Dodman Point on the horizon. About 1000 sq ft (inc Basement), Porch, Reception Hall, 16' Bay Fronted Sitting Room, 14' Kitchen/Dining Room, 3 Bedrooms, Bathroom, Basement/Cellar, Private Parking, Large Terraced Gardens,

BEACH 250 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES



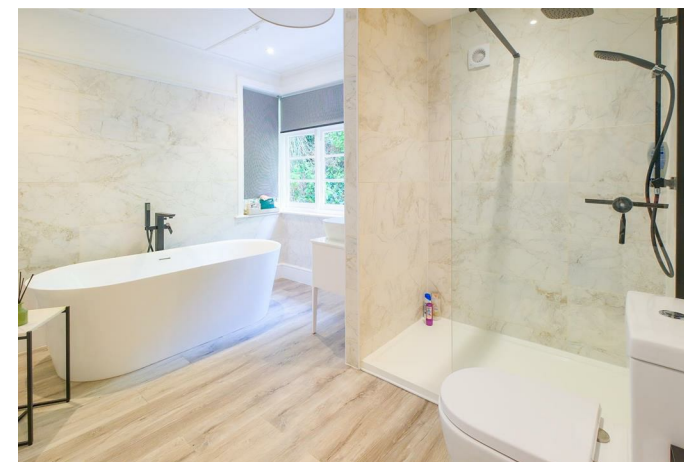
LOCATION

Stingray is conveniently located in the established and near beachside residential area of Top Road comprising a small number of individual detached houses, 250 yards from the beach and only 130 yards walk to the village centre. This is an elevated south facing position and the property enjoys views over Whitsand and Looe Bay and Dodman Point beyond.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café 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. 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.







DESCRIPTION

Stingray comprises a beautifully presented detached seaside bungalow. The property dates from the "Art Deco" period and this is evident in the architectural style. From the parking a flight of 38 steps lead to the front door.

The property underwent some improvement a couple of years ago to include a new kitchen and bathroom and redecoration throughout. The property has electric heating.

The accommodation extends to about 890 sq ft and briefly comprises as follows - Porch - Reception Hall - 16' Sitting Room with Bay Window and door to Sun Terrace - 14' Kitchen/Dining Room - 3 Bedrooms (2 with sea views) - Bathroom - Separate WC - 110 sq ft Basement/Cellar.

OUTSIDE

Top Road is a private road (currently £120.00 per annum maintenance contribution, managed by Top Road (Downderry) Management Ltd, serving a number of individual houses and in turn gives access to a private layby providing parking for 2/3 cars.

The generous gardens are well stocked with a wide variety of shrubs and colourful flower beds. The gardens are terraced with a sea facing, south west aspect and also have areas of lawn and a decked sun terrace.

DIRECTIONS

Using Sat Nav - Postcode PL11 3LZ - the private layby parking will be found almost immediately on the left upon turning into Top Road from Trerieve.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

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



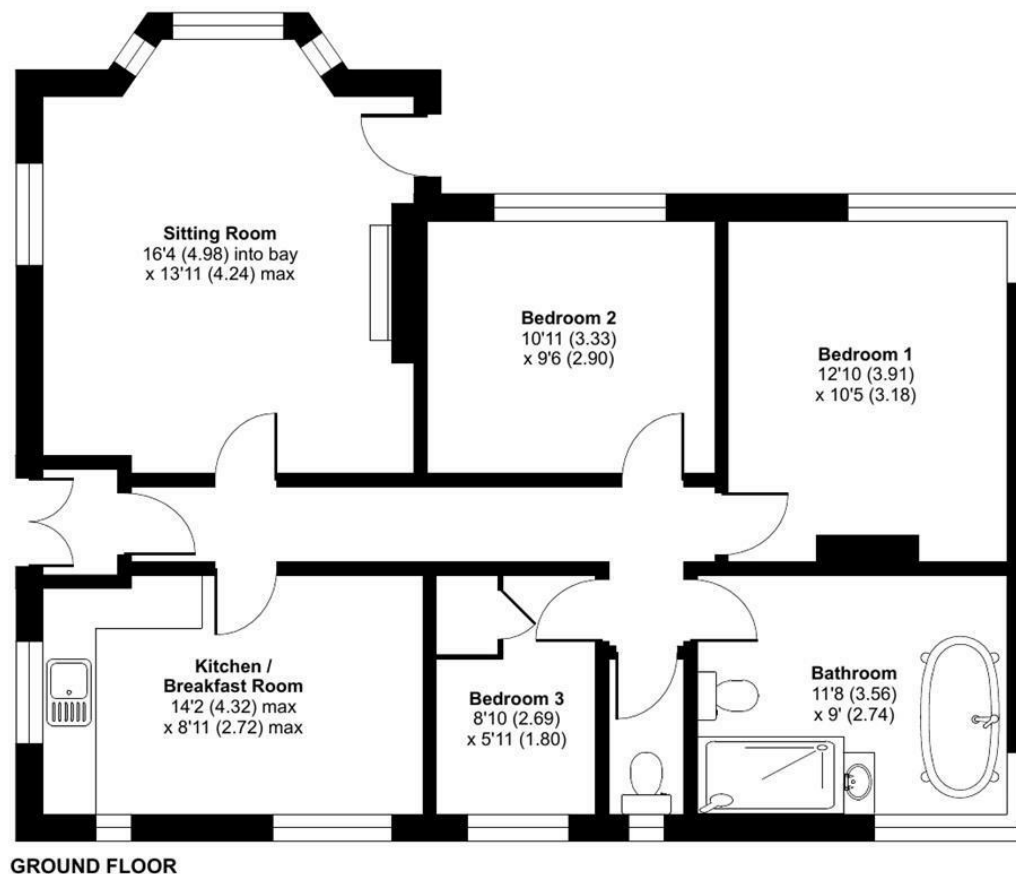
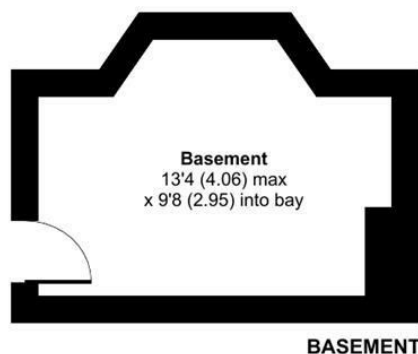
Top Road, Downderry, Torpoint, PL11

Approximate Area = 890 sq ft / 82.6 sq m

Basement = 110 sq ft / 10.2 sq m

Total = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020.
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These particulars should not be relied upon.