

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SHALOM (B) SEATON PARK, SEATON, TORPOINT, CORNWALL, PL11 3JF

PRICE GUIDE £425,000





A detached seaside bungalow, only 250 yards from Seaton Beach, south west facing and commanding a stunning views over the sparkling coastal waters and the unspoilt countryside of the Seaton Valley. About 735 sq ft, Reception Hall, 15' Sitting Room, Kitchen, 3 Bedrooms, Family Bath/Shower Room, Long Drive, Garden, Immense Potential, Currently Successfully Holiday Let through Airbnb.

BEACH 250 YARDS, LOOE 6 MILES, FOWEY 16 MILES,
PLYMOUTH 12 MILES



LOCATION

Shalom lies in an elevated and enviable south west facing position only a short walk (250 yards) 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.

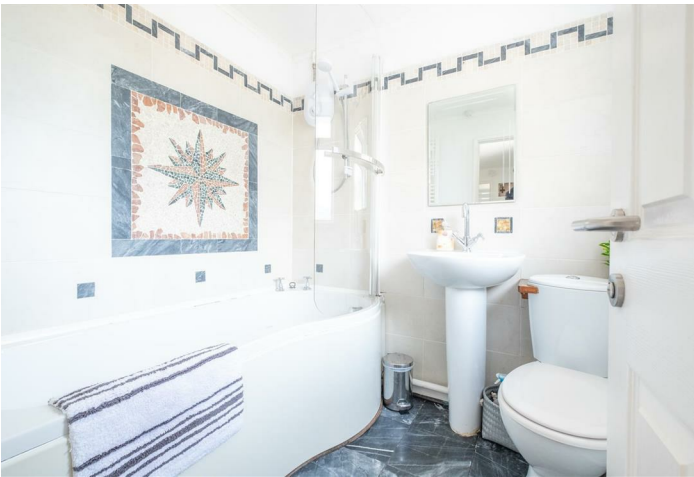
Seaton and its neighbour Downderry have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter 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, 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 which can be accessed only about 600 metres south of the property. 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

Shalom comprises a detached bungalow in one of Cornwall's most coveted seaside settings. With a fine outlook over the beach, sea and countryside the bungalow is currently used for holiday letting purposes and would equally suit use as a primary residence or perhaps for redevelopment (subject to planning) with the opportunity to create a fabulous seaside house capitalising on the outlook and proximity to the beach. We understand that the property was part Cornish Unit construction, we are advised that when our client purchased the property the legal pack stated that this element of the property has been replaced with traditional brick construction.

The accommodation benefits from full double glazing and electric heating, extending to about 735 sq ft and briefly comprises - Spacious Reception Hall - 15' Sitting Room with dual aspect - 11' Kitchen - 3 Bedrooms - Family Bathroom.

OUTSIDE

The long drive provides ample parking and there is also a layby adjacent to the service road. The established gardens are lawn with timber decked terrace perfect for entertaining and observing the views.

There is an opportunity for a buyer to acquire the larger part of the rear garden (currently retained but in our clients ownership and subject to negotiation).

DIRECTIONS

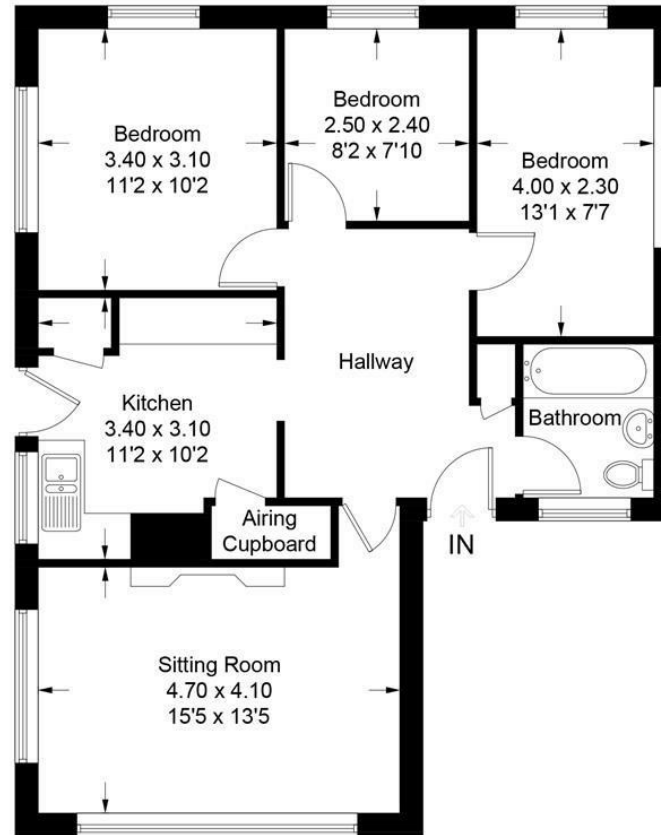
Using Sat Nav - Postcode PL11 3JF- Proceed along Seaton Park Road and the property will be found on the right hand side.

EPC RATING - D, COUNCIL TAX BAND - C



Shalom, Seaton

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID986998)

These particulars should not be relied upon.