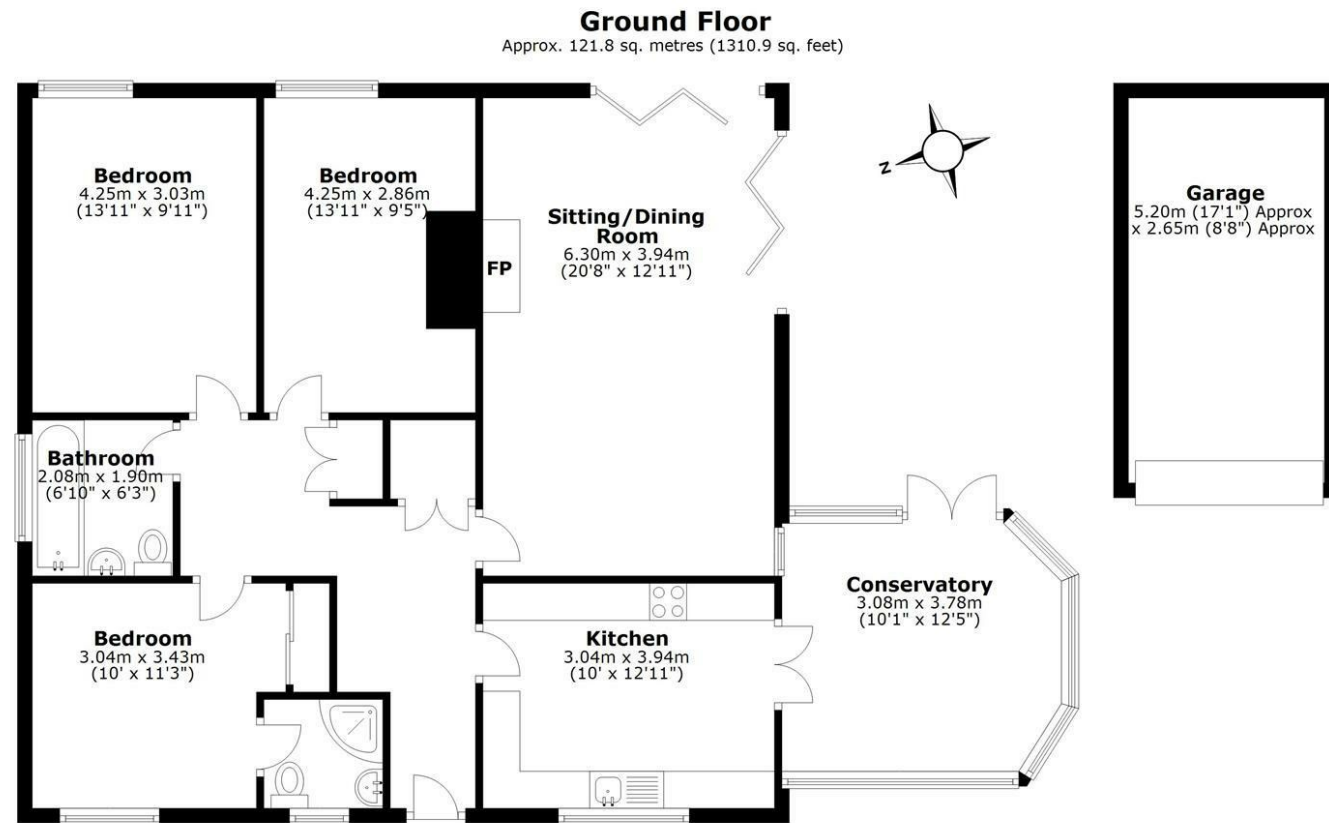


NEWTON PARK, ST. MAWES



Total area: approx. 121.8 sq. metres (1310.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustration purposes only and should be used as such.

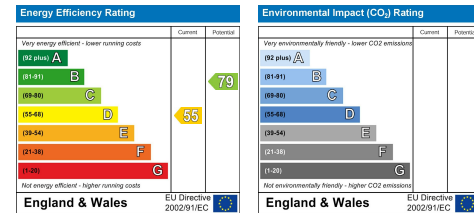
Plan produced using PlanUp.

6 Newton Park, St Mawes

KEY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS (EN-SUITE)
- KITCHEN WITH CONSERVATORY
- SITTING ROOM
- BATHROOM
- MATURE GARDENS
- DRIVEWAY & GARAGE
- CLOSE TO BEACH
- POPULAR VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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ROSEMARY COTTAGE, 6 NEWTON PARK, ST. MAWES, TR2 5BX
DETACHED BUNGALOW IN POPULAR SOUTH COAST VILLAGE SOLD WITH NO CHAIN

This three bedroom detached bungalow is situated at the end of a quiet cul-de-sac on the edge of the popular and desirable village of St Mawes. The property offers light and spacious accommodation and has been modernised during the current ownership with bi-folding doors opening out to the rear garden. Immaculately presented throughout; in all the accommodation comprises; entrance hall, kitchen with conservatory, sitting room, three bedrooms (en-suite) and a bathroom. There is driveway parking, a detached single garage and gardens to the rear. Sold with no chain, viewing is highly recommended.

GUIDE PRICE £750,000

www.philip-martin.co.uk

EPC - D. Freehold. Council Tax -N/A.

THE PROPERTY

Rosemary Cottage is a three bedroom detached bungalow situated in the highly popular village location of St Mawes. The property is particularly appealing due to being within walking distance to the south coast including the beautiful beaches and variety of coastal paths. The property has been wonderfully upgraded and modernised during the current ownership and now provides light and spacious rooms. The implementation of bi-folding doors out onto a balcony for dining and sitting out; as well as providing access to the garden is a fantastic feature. In all, the accommodation comprises; entrance hall, kitchen with conservatory used as a dining room, sitting room, three bedrooms (master en-suite) and a bathroom. There is a driveway to the front of the property that provides off road parking for two vehicles, as well as a detached single garage. There is a mature garden to the front with gated side access leading to the rear garden which is generous in size and mainly laid to lawn.

ST MAWES

St. Mawes has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a good village store, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club. The Roseland Peninsula is designated as an area of outstanding natural beauty which offers superb scenery, walks and a number of beautiful beaches. A regular bus service connects to the Cathedral city of Truro and a passenger ferry services historic Falmouth and the King Harry car ferry provides a quicker commute to Falmouth and Truro.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

KITCHEN

12'11" x 9'11" (3.94m x 3.04m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset ceramic sink and drainer. Integrated dishwasher, washing machine and under counter fridge and freezer. Integrated electric oven with hob and extractor fan over. Window to front. Radiator. Breakfast bar with seating for two. Double doors opening out into;

CONSERVATORY

12'4" x 10'1" (3.78m x 3.08m)
Double doors opening out onto terrace seating area and garden. Currently occupied as the dining room.

SITTING ROOM

20'8" x 12'11" (6.30m x 3.94m)
A large sitting room with two sets of bi-folding doors to the side into the garden and rear opening onto a raised decking area. Feature wood burning stove. Radiator.

BEDROOM

11'3" x 9'8" (3.43m x 3.00m)
Window to front. Radiator.

EN-SUITE

Comprising shower cubicle, wall mounted hand wash basin and low level w.c. Obscured window to front. Radiator.



BEDROOM

13'11" x 9'11" (4.25m x 3.03m)
Window to rear. Radiator.

BEDROOM

13'11" x 9'4" (4.25m x 2.86m)
Window to rear. Radiator.

BATHROOM

6'9" x 6'2" (2.08m x 1.90m)
Comprising bath, pedestal hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

OUTSIDE

The front of the property is approached via a driveway providing parking for a few vehicles. The front garden to the side of the parking area has planted borders with a variety of mature plants and shrubs and a paved terrace leads to the front door. A timber gate gives access to the side garden with oil tank, conservatory and gravelled terrace from which to enjoy the wonderful views. Steps lead down to the rear garden which is predominantly laid to lawn with attractive plant borders and a variety of shrubs and plants enclosed by mature hedging, timber fencing provides a good degree of privacy.

GARAGE

17'0" x 8'8" (5.20m x 2.65m)
Metal up and over door. Power connected. Rear pedestrian door into garden.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

