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2 SEATON PARK, SEATON, TORPOINT, PL11 3JF

PRICE GUIDE £275,000





Only 400 yards from the beach, a semi-detached house in prized seaside village with a fine south and west aspect over the unspoilt valley and coastal waters of Looe Bay. About 914 sq ft, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Parking, Mature Gardens.

BEACH 400 YARDS, LOOE 6 MILES, FOWEY 16 MILES,  
PLYMOUTH 12 MILES



## LOCATION

2 Seaton Park is enviably situated in a prized, near beachside position only a short walk (400 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park (direct access) 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, community shop 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.

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. Downderry 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.



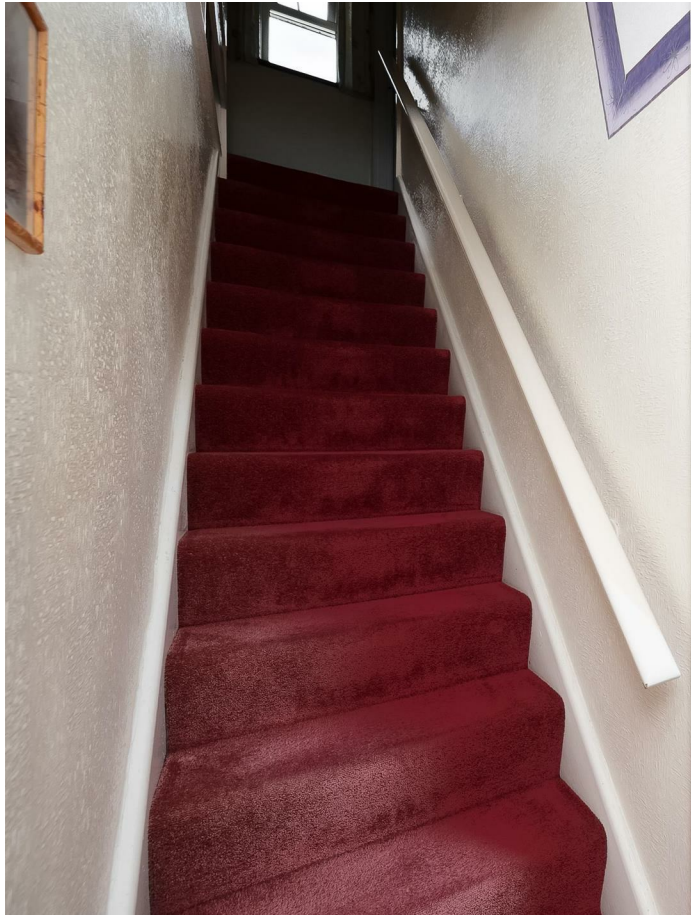
## DESCRIPTION

2 Seaton Park is available on the open market for the first time in 56 years and comprises a semi-detached house, well presented and in close proximity to the ever popular Seaton Beach. The property benefits from full double glazing together with oil fired central heating via a Worcester boiler. A covenant prevents the property being used for the purposes of holiday letting.

The accommodation extends to about 914 sq ft and briefly comprises - GROUND FLOOR - Reception Hall with Shower Room/WC off - 17' Sitting Room with open fireplace and door to garden - 14' Dining Room which is open plan to the 10' Kitchen - FIRST FLOOR - 17' Dual aspect Principal Bedroom - 2 Further Bedrooms.







#### OUTSIDE

Private driveway providing parking for 2 cars. Courtyard with Outhouse. Established gardens with a fine south west aspect over the Countryside Park and sea beyond. There is a patio with sea views together with a greenhouse and garden shed. The gardens are mature and colourful and benefit from a pedestrian gate providing direct access into the riverside pathway of the park.

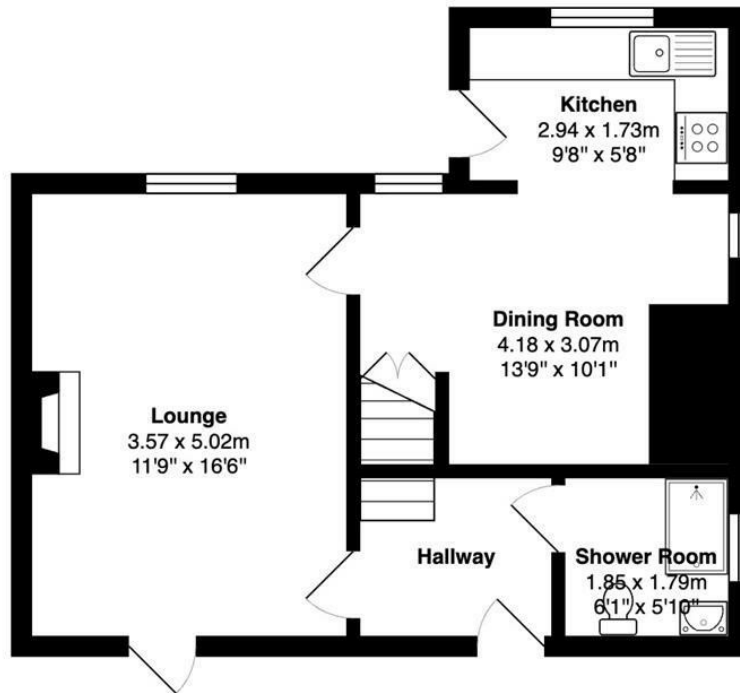
EPC RATING - D, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage.

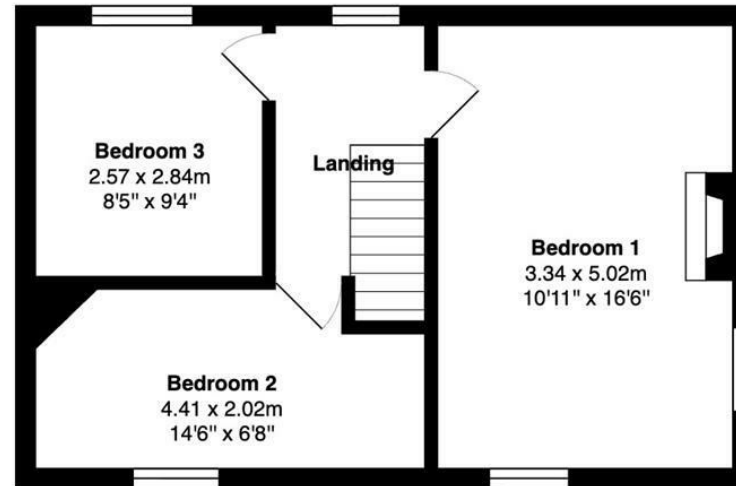
#### DIRECTIONS

Using Sat Nav - Postcode PL11 3JF





**Ground Floor**



**First Floor**

Total Approximate Area - 85.0 m<sup>2</sup> ... 914 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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These particulars should not be relied upon.