KIVELLS

25 Trerieve Estate

Downderry, Torpoint, Cornwall





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Downderry, Torpoint, Cornwall, PL11 3LY

Guide Price: £525,000

Well presented four bedroom detached bungalow with open plan living space

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Stunning sea views from all rooms at the front elevation

Off-road parking for a couple of vehicles

Tiered low maintenance gardens to the rear

Highly energy efficient with an air source heat pump & solar panels

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For sale with no onward chain



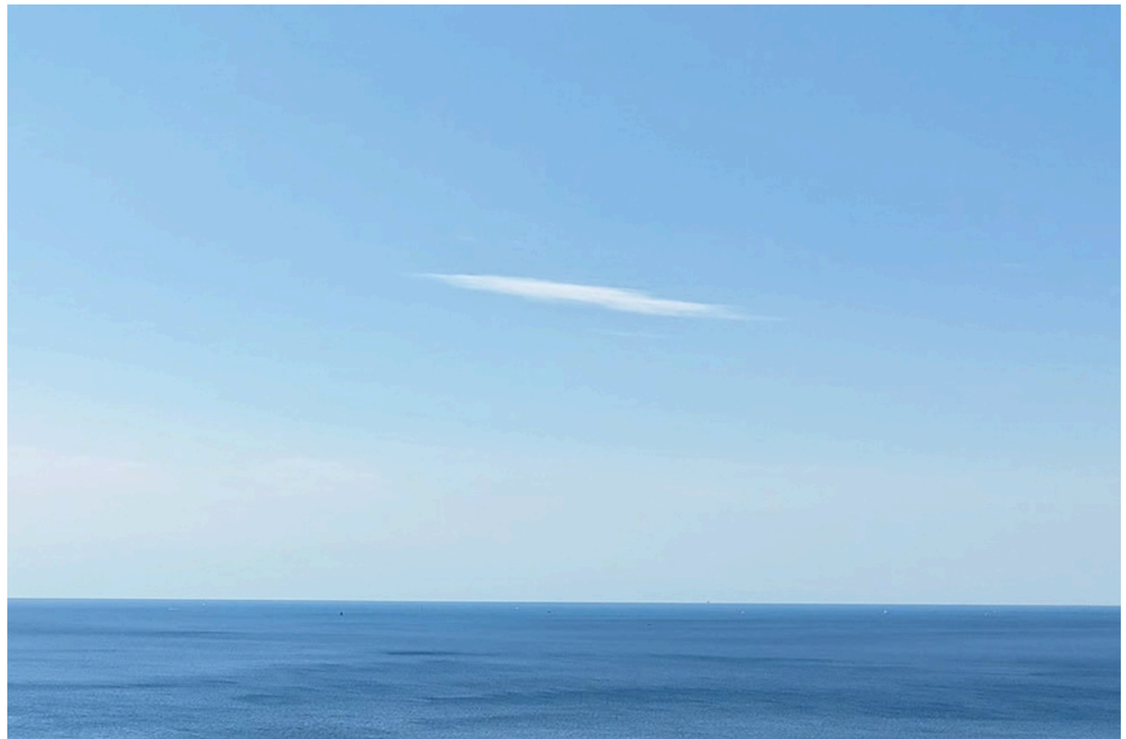
Description

This beautifully presented four-bedroom detached bungalow offers comfortable and contemporary living by the coast, situated just moments from Downderry & Seaton Beach, with driveway parking for a couple of vehicles.

The property has been very well maintained and is thoughtfully designed to accommodate both family life and entertaining, with the living, dining and kitchen area being open plan, ideal for relaxing or social gatherings. This room incorporates a modern kitchen, dining space, and lounge, with the layout maximizing natural light and the picturesque outlook towards the sea.

The master bedroom is a generous retreat, complete with a stylish shower room for added privacy and convenience. Two further double bedrooms and a single room provide flexibility for family, guests, or a home office. The family bathroom is finished to a good standard and serves the additional bedrooms.

Located in a sought-after coastal area, this bungalow is perfectly positioned for those seeking a peaceful lifestyle with the benefit of stunning sea views and easy access to local amenities. The tiered low maintenance gardens add further appeal for those who appreciate a well-kept outdoor space.
This exceptional home combines the best of coastal living with modern comforts, making it an outstanding opportunity, with the added benefit of having of no onward chain.





Accommodation

The Room Guide

Entrance via composite double glazed door opening into:-

Inner Hallway
LED downlighting, radiator, doors off to all rooms, access to attic via loft hatch, built-in storage cupboards.

Bathroom
Bath with panelled surround and mixer tap with electric shower over, tiled floor to ceiling with a heated towel rail, obscure uPVC double glazed windows to the front elevations, wash hand basin with mixer tap, low-level W.C.

Bedroom
A good size double room with uPVC double glazed window to the front elevation with far reaching sea views beyond, radiator, built-in mirrored storage cupboards.

Bedroom
Another good size double room with uPVC double glazed window to the rear elevation, radiator.

Bedroom
A single room suitable for bunk beds with uPVC double glazed window to the rear elevation, radiator, built in storage cupboard.

Open Plan Living & Dining Room
Dual aspect having uPVC double glazed windows to the front and rear elevations, 3 radiators, uPVC sliding door opening onto the large balcony area that enjoys wonderful sea views.

Kitchen
A range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, electric hob with extractor fan over, integrated oven, dishwasher, large freestanding fridge freezer and microwave, door opening into:-







Accommodation

The Room Guide

Utility
uPVC double glazed windows to the rear elevation with uPVC double glazed doors opening to both side elevations with access to the garden beyond, fitted washing machine, tumble drier and hot water cylinder and all internal Air Source Heat Pump equipment.

Bedroom
Double room with uPVC double glazed window to the front elevation with sea views beyond, built-in double storage cupboard, radiator.

Shower Room
Tiled floor to ceiling with a low-level W.C, wash hand basin with mixer tap and vanity storage below, glazed shower cubicle with mains shower, obscure UPVC double glazed window to the rear elevation.







Floor Plan

See The Layout



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Approximate total area(1)

108.7 m²
1169 ft²

Balconies and terraces

21.1 m²
227 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Outside

External Spaces

Wonderful low maintenance gardens are located to both the front and rear elevations of the property with both gardens enjoying excellent far reaching sea views.

The property boasts off-road parking on the private driveway for a couple of vehicles, there is also the provision for an electric vehicle charger.

Underneath the balcony there is a large storage area running the full length, ideal for canoes and kayaks.

To the rear elevation, the terraced gardens are predominantly laid to lawn with numerous shrubs being a great space to take in the spectacular views in such a peaceful and tranquil setting.





Additional Information

Useful Property Information

SERVICES:

Mains water, drainage and electric. The property is heated via an air source heat pump. Also fitted are 16 solar PV panels on a Feed-in-Tariff

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VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour - https://tour.giraffe360.com/a9b07ed294f841e1a3e3ea8c96427995

DIRECTIONS:

What3words: /// retire.sharpens.fresh

EE RATING: C

COUNCIL TAX BAND: D

AGENT NOTES:

- The solar panels are owned by the owner of 25 Trerieve Estate and further information will be held with the solicitors during the conveyancing.
- The solar panels have generated £900.00 income in the last calendar year.

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