

SCOTT  
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

MAISONETTE KEVERAL LANE, SEATON, TORPOINT, PL11 3JJ

PRICE GUIDE £175,000





**CLOSE TO THE BEACH** - A detached seaside chalet in this prized village setting suited to residential use or indeed as a second home/holiday let. About 472 sq ft, Garden Room, Open Plan Living Room/Kitchen, Laundry Room, 2 Bedrooms, Shower Room/WC, Parking, Low Maintenance Gardens. Timber Frame construction so may only be suited to cash buyers.

**BEACH 150 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES, KINGSAND/CAWSAND 10 MILES**

#### **LOCATION**

Maisonette is enviably situated in a prized, near beachside position only a short walk (150 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Parts of the neighbouring coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Donderry providing a wide range of facilities including a well stocked community shop, pubs, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Donderry also has a slipway with the ability to keep and launch dinghies by permit.

There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.



## DESCRIPTION

Maisonette comprises a detached timber frame and timber clad chalet (by Bleakley Buildings of Plymouth) conveniently situated in a sheltered environment on a private lane and only a minutes walk from the beach. The property has full residential use and is suited for use as a home or indeed as a second home/holiday let. The property benefits from full double glazing. We advise interested parties to check with their financial advisor regarding the availability of a mortgage (if needed) prior to booking an appointment to view. The chalet has been successfully used as a "buy to let" for about 15 years.

The accommodation extends to about 472 sq ft and briefly comprises - 13' Garden Room - 15' Open Plan Kitchen/Living Room with Laundry Room off - 2 Bedrooms - Shower Room/WC.

## OUTSIDE

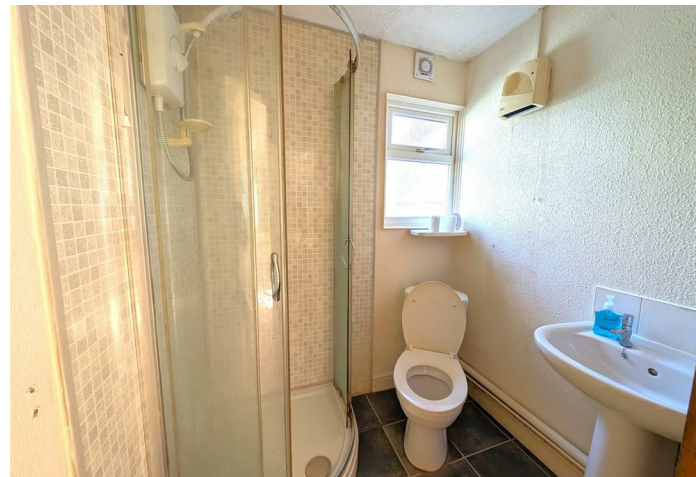
Private parking for one car and ample on road parking on Keveral Lane. Raised shrub bed at the front with mature camellias and other varieties. To the rear there is an enclosed garden, low maintenance with a graveled surface and various shrubs. Garden Shed.

EPC RATING - EXEMPT (SIZE), COUNCIL TAX BAND - A  
SERVICES - Mains water, electricity and drainage.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JJ - the property will be found on the right hand side.







## The Maisonette

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft

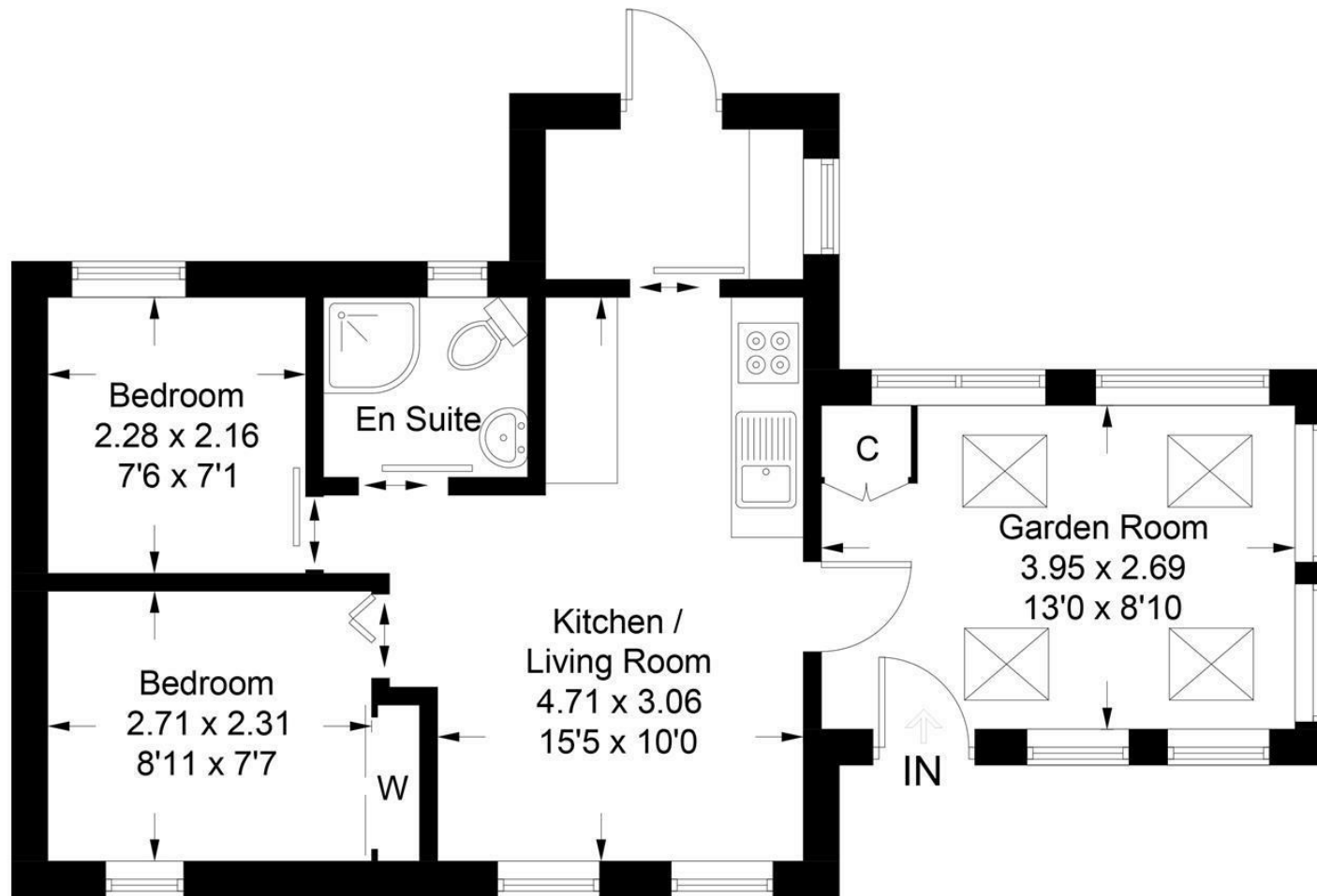


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293315)

These particulars should not be relied upon.