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MALMO 7 KEVERAL GARDENS, SEATON, TORPOINT, CORNWALL, PL11 3JH

PRICE GUIDE £340,000







A south facing detached bungalow, only 350 yards from the beach and countryside park, with sheltered and terraced gardens overlooking natural broadleaf woodland. About 817 sq ft, 16' Sitting Room, 18' Kitchen/Dining Room, 2 Bedrooms, Bath/Shower Room, Laundry/WC, Full Double Glazing, LPG Central Heating, Driveway Parking.

BEACH 350 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES

#### LOCATION

Malmo is enviably situated in a prized, near beachside position only a short walk (350 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park which has ponds wildlife woodland and play areas and a walking or a cycle track to Hessenford. 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 Downderry providing a wide range of facilities including pubs, community shop, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downderry 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

The detached bungalow is presented to a contemporary standard with full double glazing, LPG gas central heating, oak flooring and internal doors and modern kitchen and bathroom amongst many other improvements.

The accommodation extends to about 817 sq ft and briefly comprises as follows - Canopy Porch - Reception Hall - 16' Dual Aspect Sitting Room with fabulous views and open fireplace with slate hearth and oak surround - 18' Kitchen/Dining Room - 2 Double Bedrooms - Bathroom - Laundry - Rear Porch.

## OUTSIDE

The private drive provides level parking for at least two/three cars. There are paved patios and a verandah immediately adjacent to the house and areas of lawn with various flower and shrub beds.

The rear garden is set on a hillside approached over steps and divided into easily managed terraces with fantastic views over the woodland and Seaton Valley hillside.

EPC RATING - F, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JH







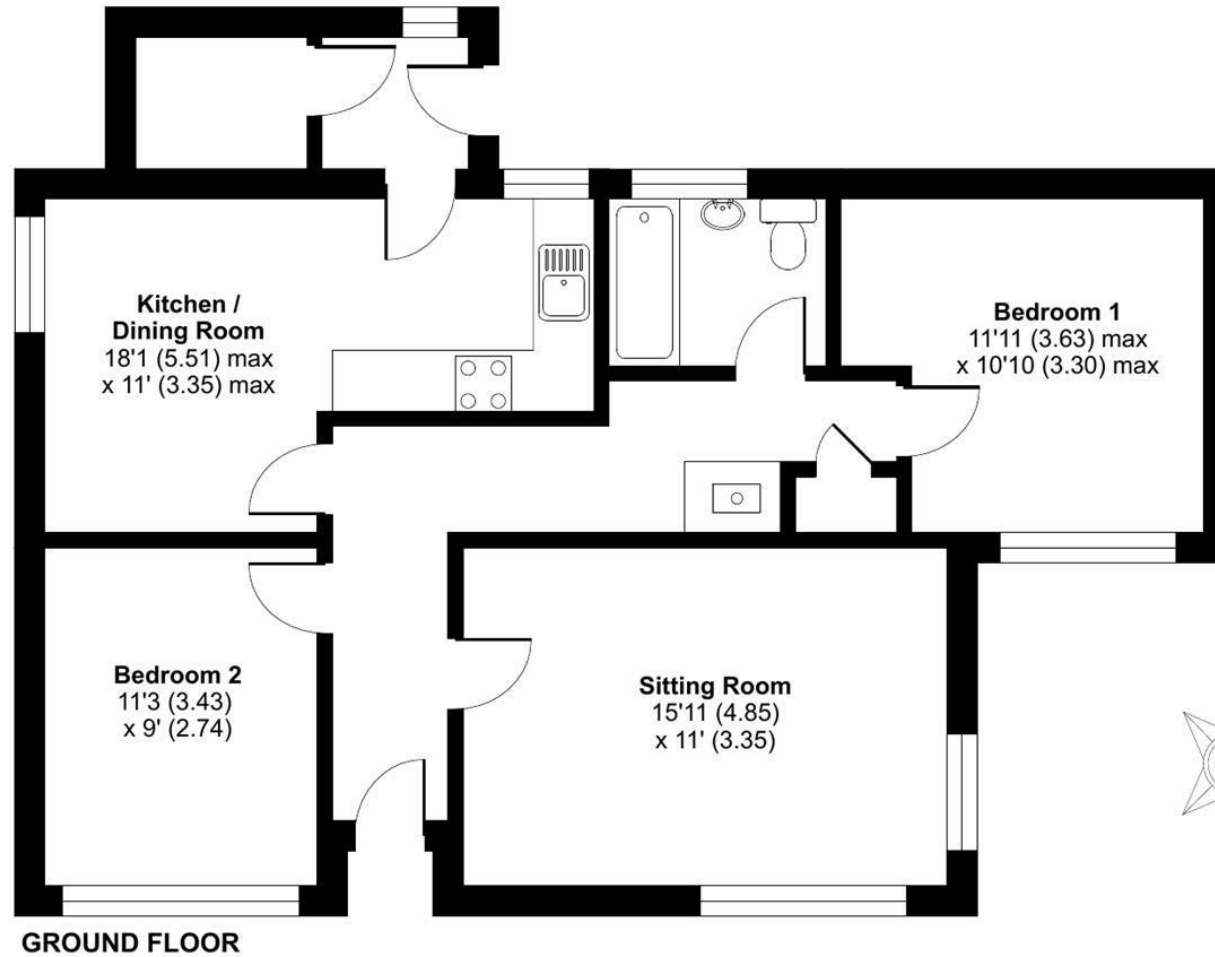




## Keveral Gardens, Seaton, Torpoint, PL11

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 719629

These particulars should not be relied upon.