

SPRING COTTAGE, 10 BELMONT STREET, TYWARDREATH, PAR, PL24 2PP



A charming two bedroom mid-terrace cottage which would benefit from some degree of refurbishment, situated in the heart of this popular village with a thriving community and just a short distance from the south coast.

Accommodation Comprises:- Lounge, dining room, modern kitchen, ground floor bathroom, landing, two bedrooms, attic room, modern electric heating, double glazing, utility/store, detached garage, parking and a private south-westerly facing rear garden.

£175,000

SITUATION

The popular south coast village of Tywardreath offers a good range of local amenities, which includes a village shop, hairdressers, butcher's shop, fish & chip shop, pubs, primary school and a regular bus service. Further amenities and a mainline train station are located in neighbouring Par. For a broader range of shopping facilities and services the market town of St Austell lies approximately five miles to the west.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Short flight of steps with handrail. Obscure uPVC double glazed front entrance door opening into:-

Lounge

10' 10" x 10' 7" (3.31m x 3.22m) uPVC double glazed window to front elevation. Feature fireplace. Alcove cupboard housing the gas meter. Box containing electricity meter. Modern electric consumer unit. Part glazed door to:-

Dining Room

13' 10" x 12' 0" (4.21m x 3.67m) (Maximum) Dimplex Quantum electric storage heater. Alcove cupboard. Beamed ceiling. uPVC double glazed window to rear elevation. Stairs rising to first floor, Multi-pane door to:-

Kitchen

9' 3" x 7' 7" (2.82m x 2.32m) Modern range of wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in single electric oven with inset four ring electric hob above and stainless steel extractor over. Integrated dishwasher. Space for fridge/freezer. Part tiled walls. Small built-in shelved cupboard. uPVC double glazed windows to side and rear elevation. uPVC double glazed door to outside. Door into:-

Bathroom

7' 1" x 5' 9" (2.15m x 1.76m) Modern white suite comprising:- Panelled bath with mixer shower and side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Electric heated towel rail. Extractor fan. uPVC double glazed window to side elevation.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation with countryside views. Stairs to Attic Room. Doors to bedrooms.

Bedroom One

11' 3" x 10' 2" (3.43m x 3.11m) uPVC double glazed window to front elevation. Dimplex Quantum electric storage heater.

Bedroom Two

13' 11" x 7' 1" (4.24m x 2.16m) (Maximum) uPVC double glazed window to rear elevation with countryside views. Electric panel heater. Built-in airing cupboard enclosing a modern hot water storage cylinder.

Attic Room

19' 3" x 11' 10" (5.88m x 3.60m) Restricted headroom. Double glazed Velux roof window.



OUTSIDE

To the rear is small sheltered courtyard opening to an enclosed south-westerly facing garden with various trees and shrubs, A pathway runs along the side of the garden leading to a gate at the far end, which gives access to the parking space in front of the garage.

Utility/Store

8' 0" x 6' 2" (2.44m x 1.87m) Block built with a corrugated roof. Door and window to side. Space and plumbing for washing machine. Light and power connected.



Detached Garage

16' 10" x 11' 2" (5.12m x 3.41m) Block built with a pitched roof. Metal up and over door to front. Side door to garden. uPVC double glazed window to rear. Light and power connected.

ENERGY RATING

E (48).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

From Par, take the turning signposted to Tywardreath onto Tehidy Road. Continue to the T-junction, turn right and follow the road until the turning for Belmont Street is identified on the left. No.10 is a short distance along on the left-hand side.



LOUNGE



BEDROOM ONE



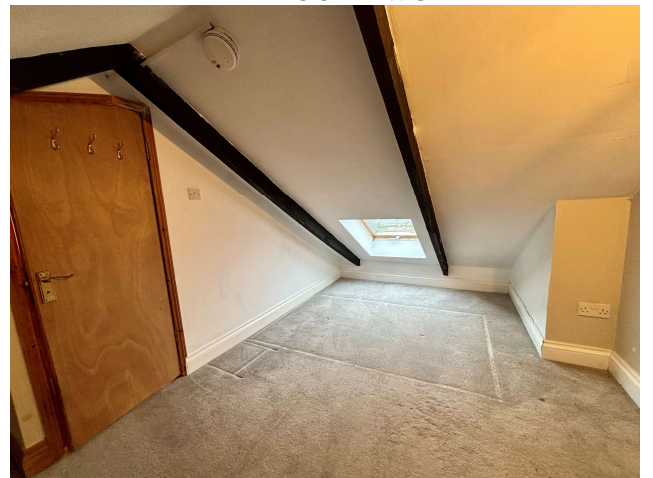
DINING ROOM



BEDROOM TWO



KITCHEN



ATTIC ROOM



BATHROOM

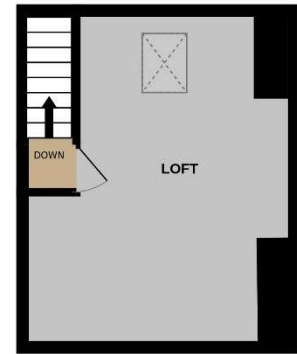
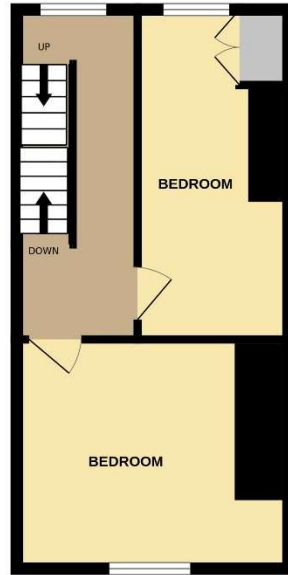
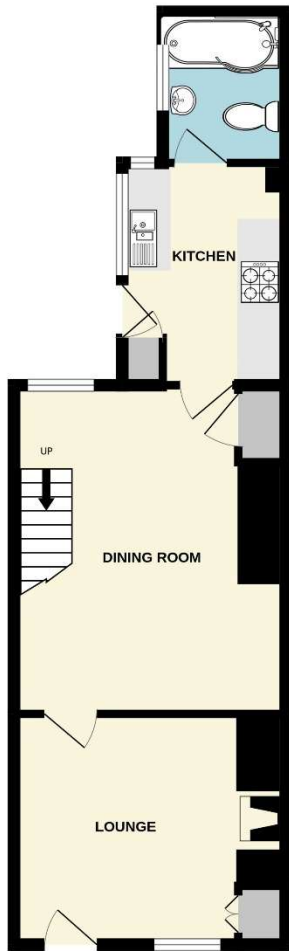


REAR GARDEN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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