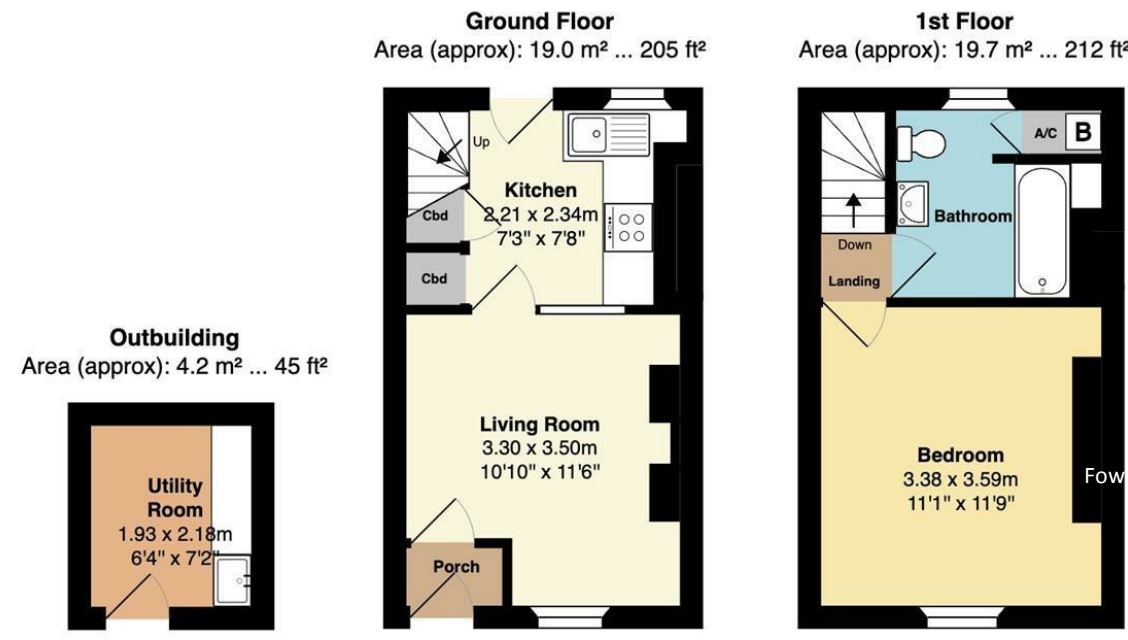


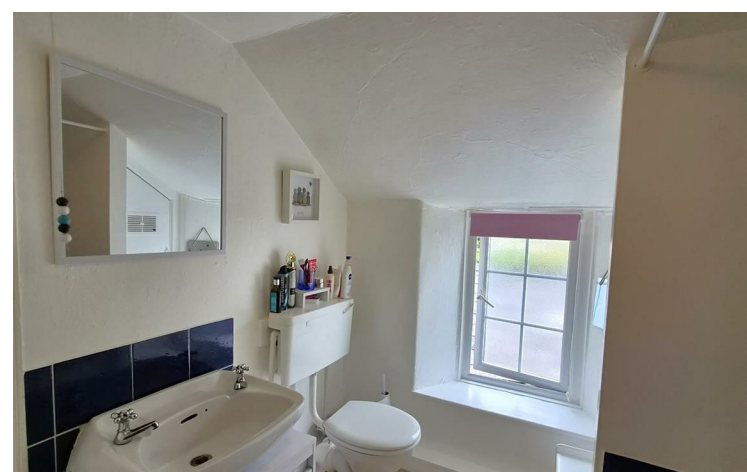
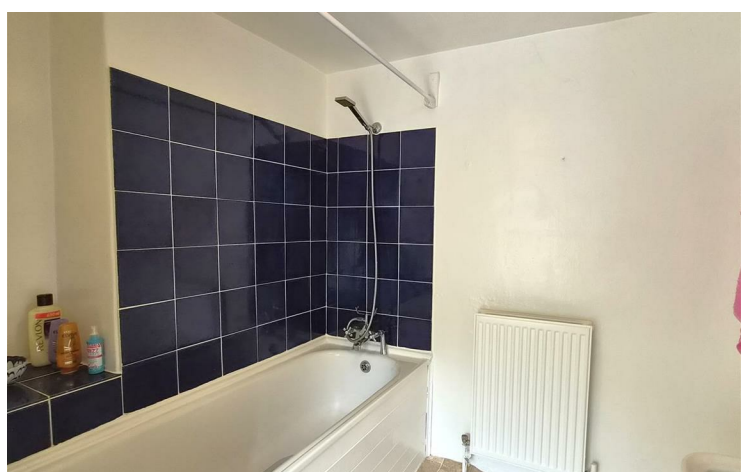


**5 NORTH STREET,
PAR, PL24 2PW
GUIDE PRICE £165,000**



Total Area: 42.9 m² ... 462 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AN ENDEARING, ONE-BEDROOM, MID-TERRACED CHARACTER COTTAGE LOCATED CLOSE TO ALL VILLAGE AMENITIES, THE PROPERTY ENJOYS A SMALL PATIO GARDEN AND OUTSIDE STORE/UTILITY ROOM. **SELLING CHAIN FREE**

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



5 North Street, Tywardreath, Par, PL24 2PW

LOCATION

Tywardreath is a pretty village located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church, primary school and village convenience store. Within a 15 minute walk is the village of Par, which has many local amenities, including doctors, Spar with a post office, a sports field with a running track, a cafe and gym and convenience stores. Par beach, which is dog-friendly all year round, gives access to the beautiful South West Coast Path. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

North Street is a popular residential road in Tywardreath and is located a short, level stroll to hairdressers, butchers, church and village pub.

THE PROPERTY

A charming and endearing character cottage in the popular village of Tywardreath.

A front door opens into an inner porch, useful for storing shoes and coats. A further door leads into the sitting room/dining room, which has space for a small table and chairs. A fireplace currently houses an electric fire.

A door leads into the kitchen, which has been partially opened to provide light and a feeling of space. The kitchen has base storage units, shelving and space for a freestanding oven and fridge freezer. A cupboard under the stairs provides handy storage, and a door gives access to the rear of the property. Stairs rise to the first floor.

The first floor comprises a double bedroom and a bathroom, which includes a bath with a shower over, WC, wash basin and a cupboard housing the boiler.



OUTSIDE

Access to the rear of the terraced cottages is a shared footpath off Woodland Lane. Just outside the kitchen door, a stone outhouse is fully plumbed for laundry and offers handy storage for bins. Shared steps lead up to individual cottage gardens and a charming patio —the perfect spot to unwind with a book or a glass of wine.

AGENTS NOTES

There is no allocated parking with this property. Roadside parking is available.

EPC RATING - C

TENURE - FREEHOLD

COUNCIL TAX BAND - A

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council