MAY WHETTER & GROSE

11 NORTH STREET,
TYWARDREATH, PL24 2PW
PRICE GUIDE £400,000

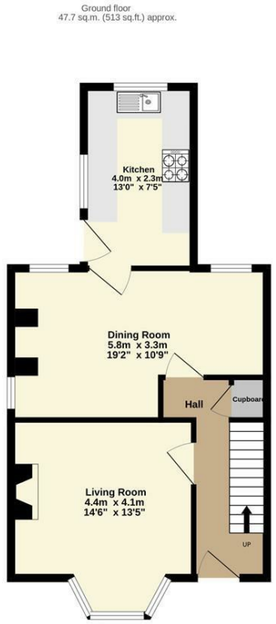


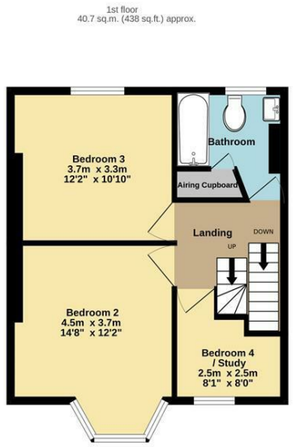


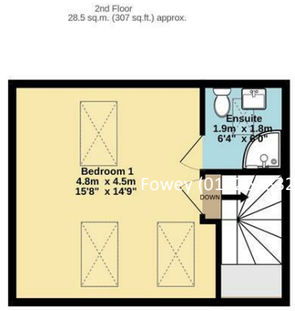




A WELL PRESENTED AND MUCH LOVED, 4 BEDROOM,SEMI-DETACHED FAMILY HOME. 2 RECEPTION ROOMS, 2 BATHROOMS, RECENTLY CONVERTED ATTIC TO LARGE PRINCIPAL BEDROOM WITH EN SUITE, REAR GARDEN WITH OUTBUILDINGS, SITUATED ON A CORNER PLOT. **MOTIVATED TO SELL DUE TO ONWARD PURCHASE**







TOTAL FLOOR AREA : 116.9 sq.m. (1258 sq.ft.) approx.

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.
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11 North Street, Tywardreath, Cornwall, PL24 2PW

LOCATION

Tywardreath is a pretty, historic village located between Fowey and Par. It has a fantastic community spirit, with the pub and bistro very much the heart of the village, highly regarded butchers, church and primary school. Within a 10-15 minute walk is the village of Par which has many additional amenities including doctors, library, post office and convenience stores as well as Par Beach which is dog friendly all year round.

The village is perfectly positioned to access the South Cornish Coast, the Eden Project, and popular sailing waters of Fowey. There are many attractive local walks including the Saints' Way that passes through the village. Newquay airport and the towns of St Austell, Lostwithiel and the City of Truro are within easy reach. It has excellent transport links with a regular bus service to Fowey and St Austell, and the nearby railway station in Par is on the main line from Penzance with frequent services to London Paddington.

North Street is a very popular location within the village due to its close proximity to all the amenities, primary school and play groups.

ACCOMODATION

Steps lead up to the front door which opens into a welcoming entrance hall. Doors lead into the sitting room, dining room and stairs rise up to the first floor. A cupboard under the stairs provides very useful storage.

The attractive, spacious sitting room is filled with light from the large Edwardian bay window. An electric fireplace keeps the room warm and cosy during cooler nights and provides a nice focal point to the room.

Spanning the width of the property, the dining room not only has room for a family dining table and chairs but space for an office/snug or play space for children. Dual aspect windows bring in light and old fireplaces give the room character.

The kitchen is beautifully designed with apex ceilings making the room light and airy. A white, Shaker styled kitchen provides ample base and wall units and space for a washing machine, dishwasher, upright fridge freezer and freestanding oven. A door leads out to the rear garden.

The first floor comprises of two double bedrooms, a single bedroom and family bathroom. A very generous double bedroom, with bay window, enjoys views towards the village church and countryside beyond. A second large double bedroom is currently used as a children's bedroom with a double bed bunkbed in situ and still plenty of space for a large wardrobe. Views look over the rear garden.

The third bedroom is a smaller room with a front aspect. The family currently use this room as an office.

The modern, stylish bathroom comprises of a bath with electric shower over, WC, hand basin and heated towel rail.

Stairs rise up to the second floor.

This recently converted attic is now used as a second office/gym/playroom but was converted for the purpose of being a principal double bedroom with en suite shower room. Velux windows not only fill the room with light but offer lovely views from both aspects, over the village to countryside beyond. The en suite comprises of a shower cubicle, WC, hand basin and heated towel rail.

OUTSIDE

This home offers a spacious child friendly rear garden with a decked area to sit and relax or ideal for family barbeques. A level lawn provides plenty of space to play and the garden is private and enclosed. A large outbuilding is in need of renovating but offers a large storage area for garden paraphernalia. There is also a brand new wooden shed, ideal for garden furniture. There is space to the side of the kitchen which has a hard standing and could be utilised for more storage. A wooden gate near the kitchen door gives access to the side of house which is a corner plot and offers additional garden.

AGENT'S NOTES
In the last 10 years the property has been rewired, a new heating system installed and a new roof. The property has gas central heating throughout and the boiler is located in the kitchen.

Planning permission granted for a ground floor extension PA23/08806

There is no allocated parking with this property but unrestricted street parking is available.

EPC RATING - D

TENURE - FREEHOLD

COUNCIL TAX BAND - C

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, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR