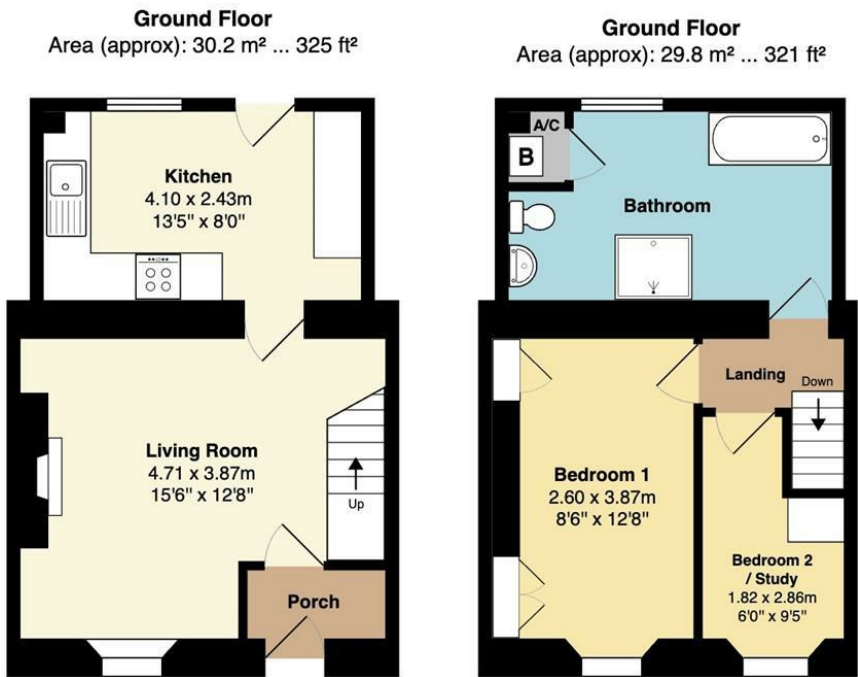




18 BELMONT STREET,
TYWARDREATH, PL24 2PP
GUIDE PRICE £175,000



Total Area: 60.0 m² ... 646 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.



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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.



A TWO-BEDROOM PERIOD, MID TERRACE COTTAGE IN THE HEART OF TYWARDREATH VILLAGE. IN NEED OF SOME TLC, THIS COTTAGE IS IDEALLY LOCATED CLOSE TO ALL AMENITIES. SELLING WITH VACANT POSSESSION AND CHAIN FREE.



18 Belmont Street, Tywardreath, Tywardreath, PL24 2PP

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, library, post office, sports field with running track and convenience stores as well as Par beach which is dog friendly all year round. It also has excellent transport links with a railway station in Par on the London Paddington to Penzance line.

Belmont Street is a popular residential street with roadside parking. It is close to all the village amenities, including the local shop, pub, church and school.

THE PROPERTY

A great opportunity to purchase a two-bedroom, mid-terrace character cottage in need of some TLC.

The front door opens into a useful porch, great for hanging coats and storing shoes. From here, you enter a good-sized living room with an open tread staircase and a fireplace (not been tested). A door opens into the kitchen, featuring wall and base storage units, space for a washing machine, an integral electric oven, and a hob.

The kitchen give access to the rear courtyard.



Stairs rise to the first floor, which comprises two bedrooms and a bathroom.

The double bedroom is a good size and has built-in cupboards on either side of the chimney breast. The second bedroom is a single.

The generously sized bathroom comprises a bath, a separate shower cubicle, a handwash basin and an airing cupboard housing the gas boiler.

The property is gas centrally heated throughout, with the boiler housed in the bathroom.

OUTSIDE

To the rear, there is a small courtyard suitable for bin storage.

From the road, there is, through a white wooden gate, a path which runs along the back of the neighbouring two cottages. The owner has the right of way over the path to gain access to the rear courtyard.

EPC RATING - D

TENURE - FREEHOLD

CORNWALL COUNCIL BAND - A

Local Authority

Cornwall Council

Services

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

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

The property is on mains gas with central heating throughout, mains water and mains electricity.