



Seamew Garrett Street



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Cawsand, Torpoint, PL10 1PD

Millbrook approx 1.5 miles. Plymouth Via Torpoint Ferry approx. 9.5 miles. Exeter Airport approx. 65 miles.

A charming, three bedroom coastal cottage, situated within the heart of a sought after Cornish Seaside Village.

- Chain Free
- Terraced Cottage
- Three Bedrooms
- Set Over Three Floors
- Council Tax Band C
- Seaside Village Location
- Well Maintained Accommodation
- Open Plan Kitchen/Living Space
- Short Stroll From The Beach
- Freehold

Guide Price £375,000

The property lies in the heart of the village of Cawsand. The twin villages of Kingsand and Cawsand are set on the Rame Peninsula and has an abundance of fascinating history. Cawsand especially had much involvement with smuggling in the 1700's, where thousands of casks of spirits were landed here by a fleet of over 50 smuggling vessels and the old pilchard cellars can still be seen on the shoreline. The villages are equipped with a variety of local shops, pubs and restaurants, together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often known as Cornwall's forgotten corner. This is an Area of Outstanding Natural Beauty with quiet secluded beaches, magnificent scenery and spectacular walks along the South West Coastal Path. The Mount Edgcombe Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of the Westcountry, punctuated with its villages of Millbrook, Kingsand, Cawsand, St John and Craffhole.

Seamew is a delightful, terraced cottage situated in the heart of the favourable village of Cawsand and just a stones throw from the amenities. This charming property has been well maintained by the current Vendor, providing light and comfortable accommodation comprising of open plan living space with a modern fitted kitchen to the ground floor, stairs rise to the first floor landing providing access to an attractive shower room and two bedrooms, one double and one single. The second floor has a further double bedroom of good size with exposed beams and eaves storage.

There is no outside space or private parking. However, residents parking permits are available for on street parking within the village.

Services; Mains Electric, Mains Water & Drainage. Council Tax Band C. Based on the latest data from Ofcom Superfast broadband and mobile coverage from EE, Three & Vodafone at the property.





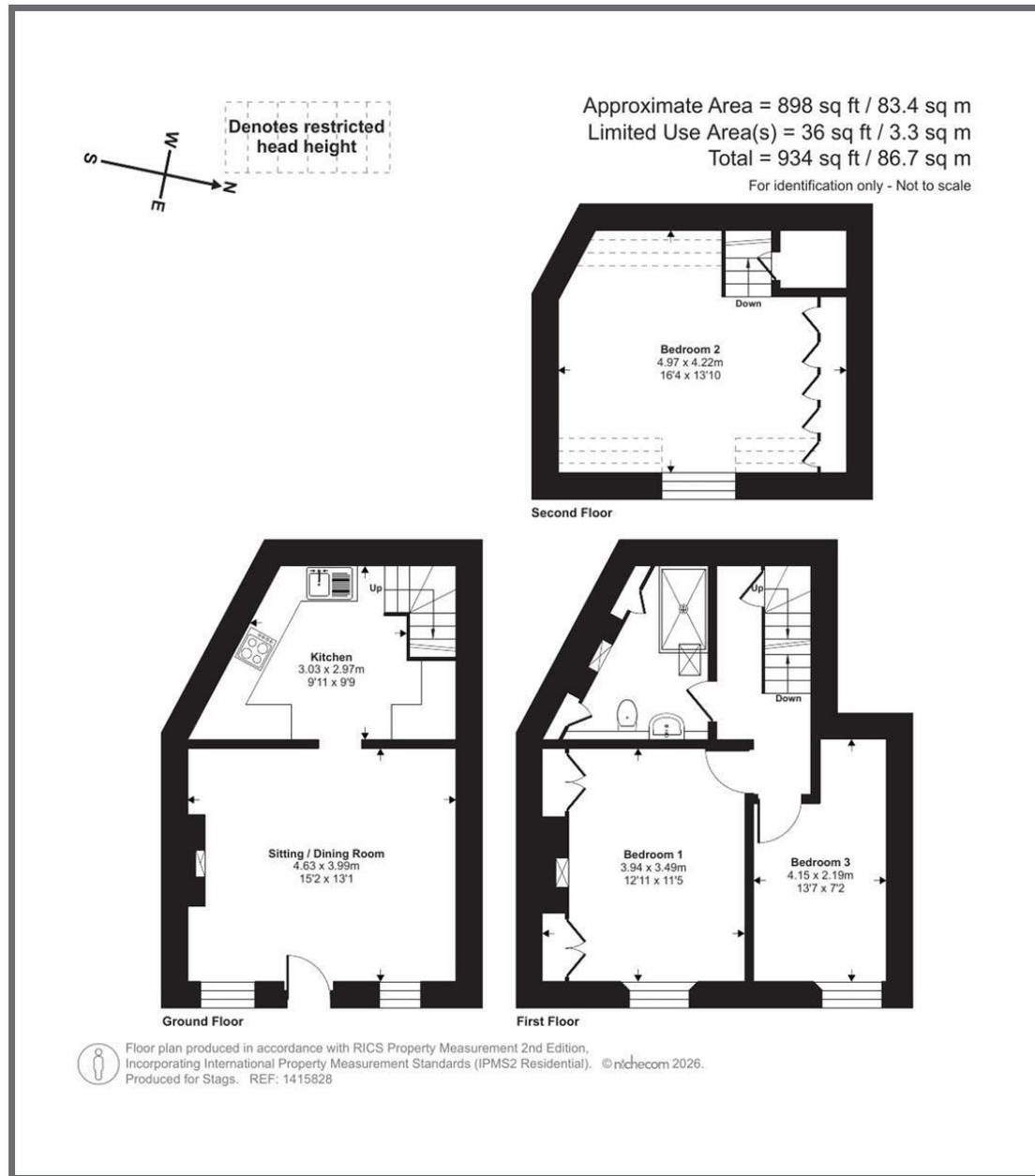
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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