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PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

JAZMINE, HESSENFORD ROAD, SEATON, TORPOINT, PL11 3JL

PRICE GUIDE £450,000





SOLD - Scott Parry Associates are pleased to report another successful sale - A detached seaside bungalow (perfectly set up for those with mobility needs), only 150 yards from Seaton Beach and suited to owner occupation or indeed as a second home/holiday let. About 1387 sq ft, 15' Sitting Room, 19' Kitchen/Dining Room, Boot Room, Store (Study), 18' Principal Bedroom with Large Ensuite Bath/Shower Room, 2 Further Bedrooms, Shower Room/WC, Level Gardens, Driveway Parking.

BEACH 150 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES

#### LOCATION

Jazmine is enviably situated in a prized, near beachside position only a short walk (150 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park which has ponds wildlife woodland and play areas and a walking or a cycle track to Hessenford. and the South West Coast Path, all providing boundless leisure opportunities.

Parts of the neighbouring coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Downderry providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downderry appeared in the Sunday Times top ten "Best Places to Live by the sea in recent years and also has a slipway with the ability to keep and launch dinghies by permit, we understand that a community shop will soon be opening too.



There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.

## DESCRIPTION

Jazmine comprises a detached seaside bungalow conveniently positioned within a generous level plot allowing straightforward level access from the driveway into the accommodation. The property has been thoughtfully designed with access for those with mobility issues in mind and has a generous hallway and living spaces together with an excellent principal bedroom with very large ensuite bath/shower room in the wetroom style for those who need chair access. The property benefits from full double glazing and oil fired central heating.

The accommodation extends to about 1387 sq ft and briefly comprises - Generous Reception Hall - 15' Sitting Room - 19' Kitchen/Dining Room - Boot Room - Store (could be Study/Office/Bed 4) - 18' Principal Bedroom with Built In Wardrobes and 13' Ensuite Bath/Shower Room specifically designed for those with mobility requirements - 2 Further Bedrooms - Shower Room/WC.

## OUTSIDE

Gated entrance leads onto a level private driveway providing ample parking. The established gardens have lawn and patio with well stocked and mature flower and shrub beds.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

Broadband - Ultrafast available, Mobile Signal - Good - outdoor only.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JL - the property will be found on the right hand side when approaching from Hassenford.







# Jazmine, Seaton

Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft

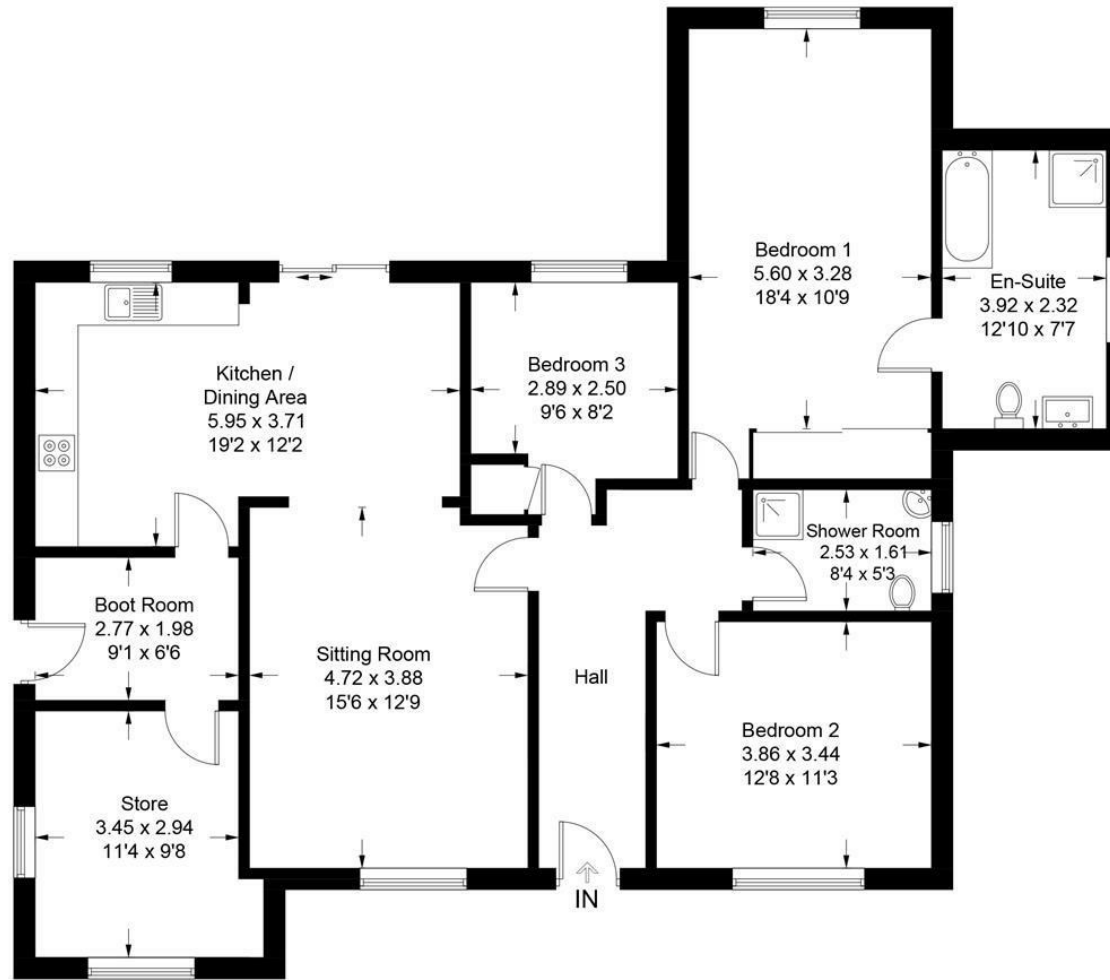


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220440)

These particulars should not be relied upon.