

# MAY WHETTER & GROSE

## 81 TREVANCE PARK, TYWARDREATH, PL24 2PY OFFERS IN EXCESS OF £130,000



\* NO CHAIN \* SITUATED IN A POPULAR RESIDENTIAL LOCATION, ENJOYING FAR REACHING COUNTRYSIDE VIEWS TO THE FRONT SET WITHIN A QUIET CUL DE SAC POSITION IS THIS MID TERRACE, TWO BEDROOM HOUSE OFFERED WITH NO ONWARD CHAIN AND IN NEED OF MODERNISATION THROUGHOUT. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, LOUNGE, KITCHEN, TWO BEDROOMS, AND BATHROOM. THE PROPERTY ALSO HAS THE ADDED BENEFIT OF DRIVE WAY PARKING AND DETACHED GARAGE TO THE REAR. EPC - D



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Tywardreath is an extremely popular and sought after village with good local facilities. The village has its own primary school, butchers, small general store, fish and chip shop, hairdresser and local public house. The larger village of Par which is within easy walking distance boasts a wider range of shops and facilities including a chemist, 2 local supermarkets, large post office and Par main line railway station. The train station is within walking distance, with train services to Truro, Plymouth, Exeter, London Paddington and beyond. The picturesque harbour side town of Fowey is about 3 miles away, with many shops, cafes & restaurants and hosting many sailing activities along the river Fowey. Par also has a sandy beach, tennis, running & sports field facilities.

From St Austell, head out on to the A390 and follow the signs into Tywardreath. As you come into Tywardreath the church will be on your right hand side. From here you can take the left hand turning on Church Street, bear around to the right past Wood Lane and take the next left into Trevance Park, head along this road until the very end where 81 Trevance Park will be located to your left.

### **The Accommodation Comprises**

(All Measurements are Approximate):

White double glazed front entrance door leads into the:

#### **Entrance Porch:**

4'2" x 3'10" (1.29 x 1.19)

Carpeted flooring. Wall mounted consumer unit. Ceiling mounted light. Inner white obscure double glazed door leads into:

#### **Lounge:**

17'3" x 11'8" maximum (5.26 x 3.57 maximum)



Carpeted flooring. Wall papered walls. White artex ceiling. Double glazed window to front elevation. Two wall mounted night storage heater. Two wall mounted lights. One ceiling mounted light. Stairs leading to first floor. Television and telephone points. Door leading to:

#### **Kitchen:**

12'7" x 11'8" maximum (3.84 x 3.58 maximum)



Lino flooring. Wall papered walls with white tiled splash backs. Wood panelled ceiling with ceiling mounted light. Double glazed window to rear elevation. The kitchen comprises of wall, base and drawer units with work surface over. Inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for electric cooker with extractor hood above. Space for fridge freezer.

From the lounge a staircase leads up to the:

#### **First Floor Landing:**

Carpeted flooring. Wall papered walls. White ceiling with ceiling mounted light. Access to loft. Wall mounted night storage heater. Doors leading to all living accommodation. Door leading to airing cupboard housing shelving and hot water tank. Wall mounted thermostat.

#### **Bathroom:**

9'9" x 6'2" maximum (2.99 x 1.89 maximum)



Tiled effect lino flooring. Wall papered walls with tiled splash backs. Obscure double glazed window to rear elevation. Wood panelled ceiling with ceiling mounted light. The bathroom comprises of a green low level WC, pedestal wash hand basin and panelled bath.



**Bedroom Two:**  
 7'8" x 9'8" (2.36 x 2.95)



Carpeted flooring. Wall papered walls. White ceiling with ceiling mounted light. Wall mounted electric panel heater. Double glazed window to rear elevation.

**Bedroom One:**  
 12'7" x 11'6" maximum (3.86 x 3.53 maximum)



Carpeted flooring. Wall papered walls. White ceiling with ceiling mounted light. Wall mounted electric panel heater. Double glazed window to front elevation with far reaching countryside views. Door leading to over stairs storage cupboard housing shelving and hanging rail.

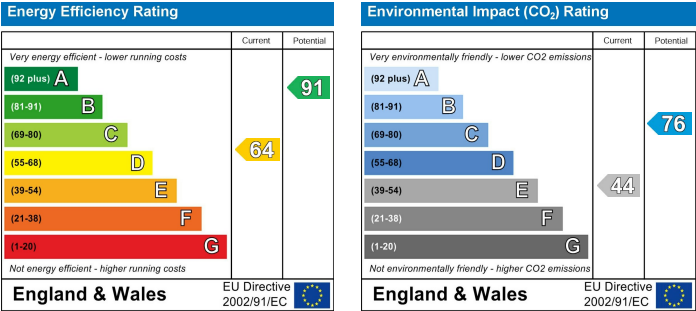
**Outside:**



The property is approached by a pathway with a small lawned garden with shrub borders which gives access to the front door. To the rear of the property is where the detached garage and parking are located. The rear garden is laid of lawn and shrub areas, this also gives access to the back entrance.



**Council Tax Band**  
 The property is currently council tax band B.

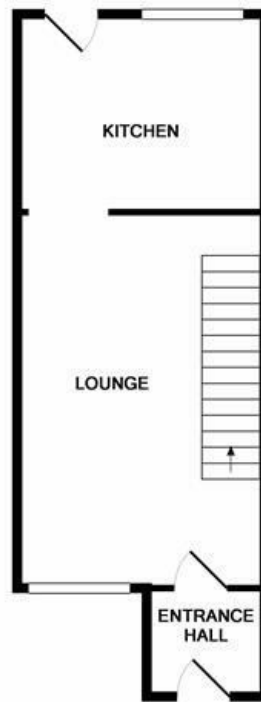




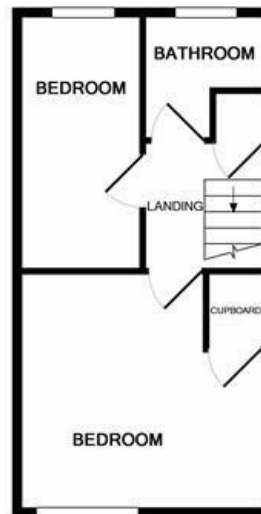








GROUND FLOOR



1ST FLOOR

81 TREVANCE PARK

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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