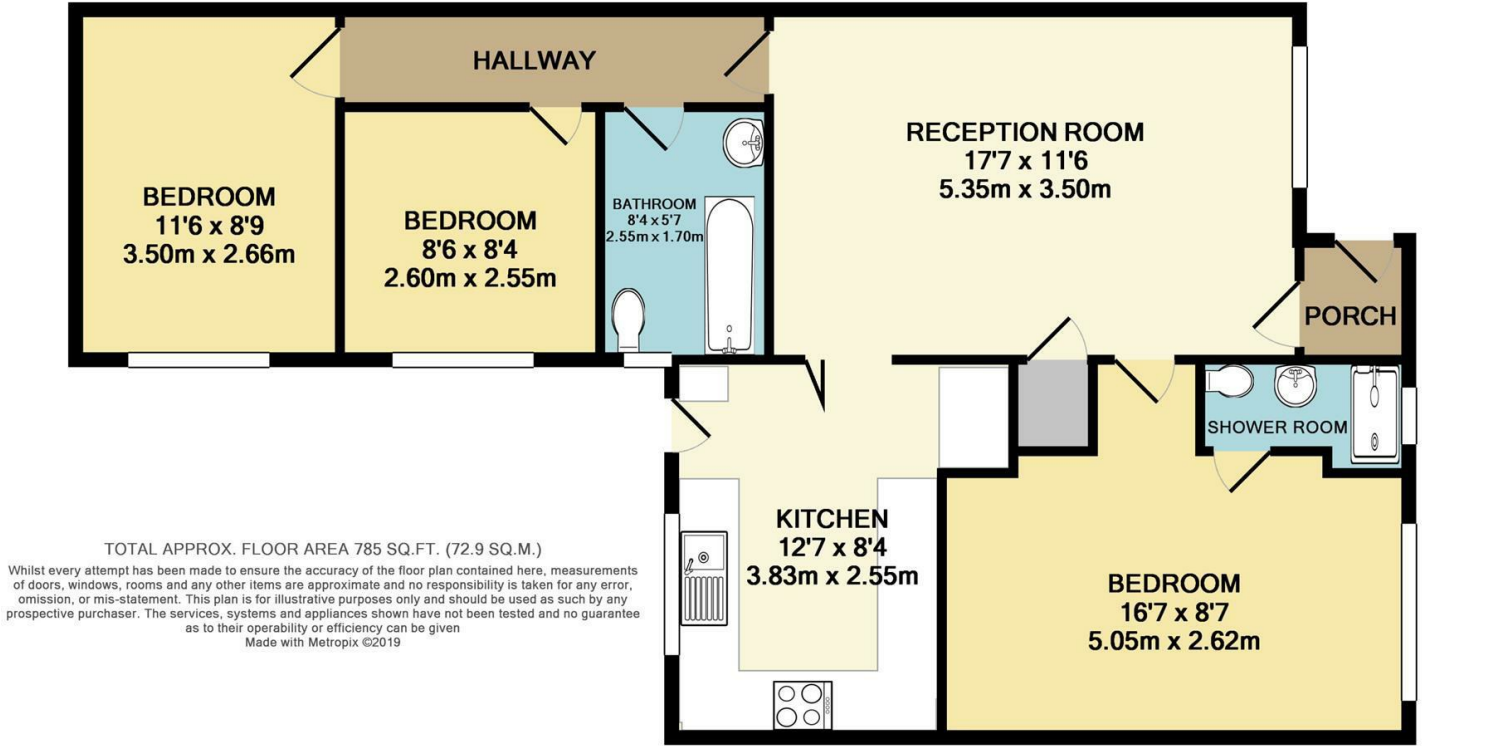


MAY WHETTER & GROSE

14 TREVANCE PARK,
TYWARDREATH, PL24 2PY
GUIDE PRICE £240,000



AN OPPORTUNITY TO ACQUIRE A POPULAR STYLE THREE BEDROOM BUNGALOW IN THE POPULAR VILLAGE OF TYWARDREATH, benefiting from cul-de-sac position, easily maintained gardens, and parking for two cars in tandem.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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.



14 Trevance Park, Tywardreath, Cornwall, PL24 2PY

Set in a quiet cul-de-sac location in this ever popular village, this practical three bedroom bungalow benefits from electric heating, double glazing, driveway parking for two cars, and easily maintained gardens front and rear. The property has undergone some improvements and has scope for further modernisation, however has been well maintained and would make an ideal retirement property, family home or investment with rental income.

Tywardreath is an extremely popular and sought after village with good local facilities. The village has its own primary school, butchers, 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 chemist, 2 local supermarkets, large post office and main line railway station. Par also has a sandy bathing beach, tennis court facilities and sports field with running track. The large town of St Austell is a drive of about 4-5 miles and the picturesque harbourside town of Fowey is about 3 miles.

The accommodation, with approximate sizes being shown on the floor plan, comprises:

- Entrance porch
- Generous reception room
- Master Bedroom with newly fitted en-suite Wet Room
- Airing Cupboard
- Good sized Kitchen with door to rear garden
- Hallway leading to
- Family Bathroom with white suite comprising bath with shower over, wash basin and w.c.
- Two further Bedrooms

www.maywhetter.co.uk



Outside

- Driveway to front with tandem parking for two cars
- Gravelled front garden with possibility to expand the parking area.
- Pretty and private rear garden laid to paving and gravel with raised beds and attractive shrubbery. Wooden garden shed.

Local Authority

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

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

EPC rating: D

(01726) 832299