





BEACH 240 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES

Commanding wonderful sea views and only 240 yards from Downderry Beach, a spacious first floor apartment in an enviable south facing position within a short walk of the village amenities. About 792 sq ft, 16' Sitting/Dining Room, 13' Sea Facing Balcony, Well Equipped Kitchen, 2 Double Bedrooms (1 Ensuite), Separate Wetroom/WC, Ample Storage, Allocated Parking, Communal Gardens.

LOCATION

The property is situated in a most convenient south facing location within the village of Downderry on a stretch of coastline often referred to as the Cornish Riviera. The village centre and amenities are within a short walk (240 yards).

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.



Downderry was recently noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.

DESCRIPTION

This well presented first floor apartment (one of eight) represents a rare opportunity to purchase a purpose built flat within this coastal village. The property has a fine south aspect over the village environment taking in the coastal waters of Whitsand Bay and the English Channel beyond, the constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

The apartment has excellent eco credentials being triple glazed and benefitting from ground source heat pump heating with underfloor heating and an energy rating of ??

The accommodation extends to about 792 sq ft and briefly comprises - well presented communal entrance hall with remotely controlled video intercom providing a secure environment. Private entrance door to reception hall with cupboards off (one housing the Calorex Ground Source Heat Pump). 16' sitting/dining room with wood floor and 8'6" wide sliding patio door to the 13' sea facing balcony with timber deck and glass balustrade. Double doors lead to the fitted kitchen with oak worksurfaces and built in AEG hob, oven, Electrolux washer/dryer and Neff dishwasher. Both bedrooms are of double proportion, the master bedroom has



an ensuite bath/shower room and there is also a separate wetroom/wc. The kitchen, ensuite and wetroom are equipped with solar light tubes providing ambient daylight.

OUTSIDE

Private allocated parking for one car together with one visitors parking space, the village car park is close providing further parking. Each apartment has its own bin store together with a large secure external store.







Morweth View is set within communal gardens, well maintained and comprising lawns and established shrub/flower borders.

TENURE

999 year lease from 2007. Maintenance - £120 per month covering external maintenance, gardening, common area light etc.

EPC RATING - C

DIRECTIONS

Using Sat Nav - Postcode PL11 3EF - the apartment block will be found at the top of Broads Yard Car Park.



6 Morweth View

Approximate Gross Internal Area = 73.6 sq m / 792 sq ft

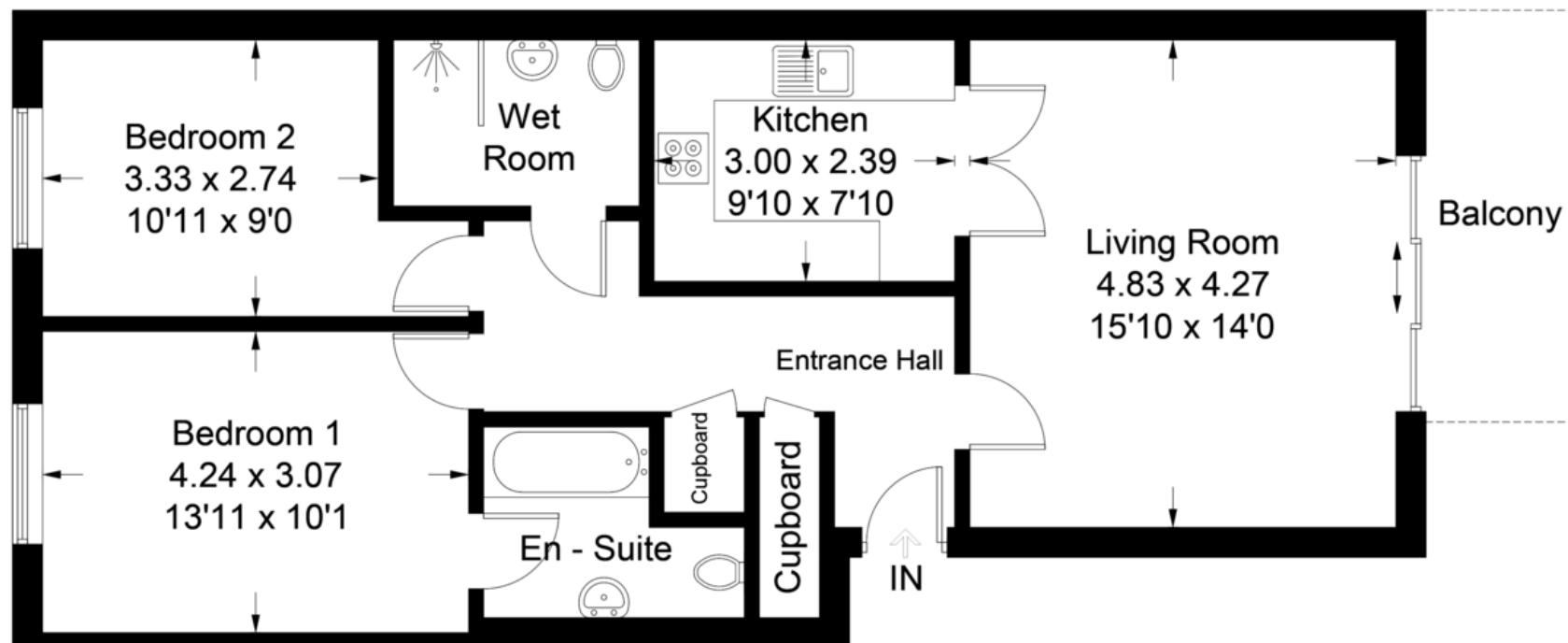


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These particulars should not be relied upon.