



TEDHIDY ROAD (Accessed Via Vicarage Lane) TYWARDREATH PL24 2QD

Detached Bungalow with Superb Views

Pretty as a Picture, this delightful bungalow in the highly regarded village of Tywardreath offers spacious and versatile accommodation plus off-street parking, attractive landscaped gardens, gas central heating and uPVC double glazing. There is a large attic suitable for conversion subject to the relevant permissions.

In brief the property comprises:

Entrance Hall, Lounge, Dining Room/Reception 2, Sun Room, Kitchen, 2 Bedrooms and Shower Room. In addition there is a generous utility area which gives access to a laundry room, WC and storage room.

**EARLY VIEWING RECOMMENDED
TO APPRECIATE THIS LOVELY PROPERTY**

Key Features

Detached Bungalow with Impressive Views

2 Bedrooms &
2 Reception Rooms

Modern Kitchen
PLUS Utility & Store

Sun Room with
Superb Views

Generous Parking

Attractive Gardens

Gas Central Heating

About The Property and Location

In an elevated position, this appealing bungalow has impressive views from the sun room. The property is well-proportioned with a modern kitchen and a generous rear porch with utility, storage and WC. The attic ideal for conversion, subject to the relevant permissions and the gardens have been beautifully landscaped with fields as a backdrop. There is a vegetable garden and a parking area with workshop.

The historic village of Tywardreath is a highly regarded location. From its pretty church to its village school, plus butchers, hairdressers, fish and chip shop and a pub. The coastal village of Par is a 15 minute walk with further amenities including Par beach, a lovely all year round dog friendly beach. There is a local bus service and Par mainline railway station giving a direct line to London Paddington.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed entrance door with uPVC double glazed windows to either side. Central heating radiator. Access via a ladder to the insulated and boarded loft (suitable for conversion).

Store Room

uPVC double glazed window to the front elevation. Gas combi boiler. Fitted shelves.

Lounge

14' 5" x 14' 1" (4.4m x 4.3m)

uPVC double glazed windows to the side elevation. Fire surround with fitted living flame gas fire. Central heating radiator. uPVC double glazed sliding patio doors to:

Sun Room

24' 7" x 8' 2" (7.5m x 2.5m)

With uPVC double glazed windows to the front and side elevations, this is an attractive all year-round room with superb countryside views. uPVC double glazed French doors lead to the garden. Central heating radiator. Wall lights.

Kitchen

10' 6" x 10' 6" (3.2m x 3.2m)

Fitted with a comprehensive range of wall, base and drawer units with wood effect worktops over incorporating a one and a half bowl stainless steel sink. Eye level double oven. Stoves 4 ring gas burner. Space for a fridge and a dishwasher. Central heating radiator. uPVC double glazed window to the side. Door to walk-in pantry with shelving, window, consumer unit and light. uPVC double glazed door to generous rear porch.

Dining Room/Reception 2

14' 5" x 9' 6" (4.4m x 2.9m)

uPVC double glazed French doors with uPVC glazed side windows from the sun room. Central heating radiator. Door and window to hallway. Door to:

Bedroom

13' 5" x 13' 5" (4.1m x 4.1m)

Two small feature stained glass windows to the side elevation. uPVC double glazed window to the front with countryside views. Central heating radiator.

Bedroom

12' 10" x 10' 6" (3.9m x 3.2m)

uPVC double glazed window to the side elevation. Central heating radiator.

Shower Room

7' 10" x 6' 3" (2.4m x 1.9m)

uPVC double glazed window to the side elevation. Vanity unit incorporating wash-hand basin, cupboard, mirror and light. Corner shower cubicle. Heated towel rail. Wood effect flooring.

Separate WC

Low level WC. Central heating radiator. uPVC double glazed window.

Rear Porch

A uPVC double glazed door from the kitchen leads to this generous porch with uPVC double glazed doors to either side leading to the garden and parking area. In addition there is a walk-in store, a WC and a utility area with space and plumbing for a washing machine, tumble drier and fridge/freezer.

Exterior & Parking

The property is accessed directly from Vicarage Lane, with a parking area suitable for several vehicles. A timber workshop (12 ft x 10 ft) is located to one side. A pathway leads to the front door of the property. Pathways lead around both sides of the property where there is a vegetable garden and two sheds. The rear garden is a delight and beautifully landscaped and maintained with a large number of attractive trees, shrubs and flowers. A paved patio gives access to the sun room. The rear garden faces south and attracts sun all day and into the evening.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services – Gas, Electric, Mains Drainage

Tenure - Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to view this property, or require further information, please contact 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Lounge



Dining Room



Kitchen



Sun Room



Bedroom



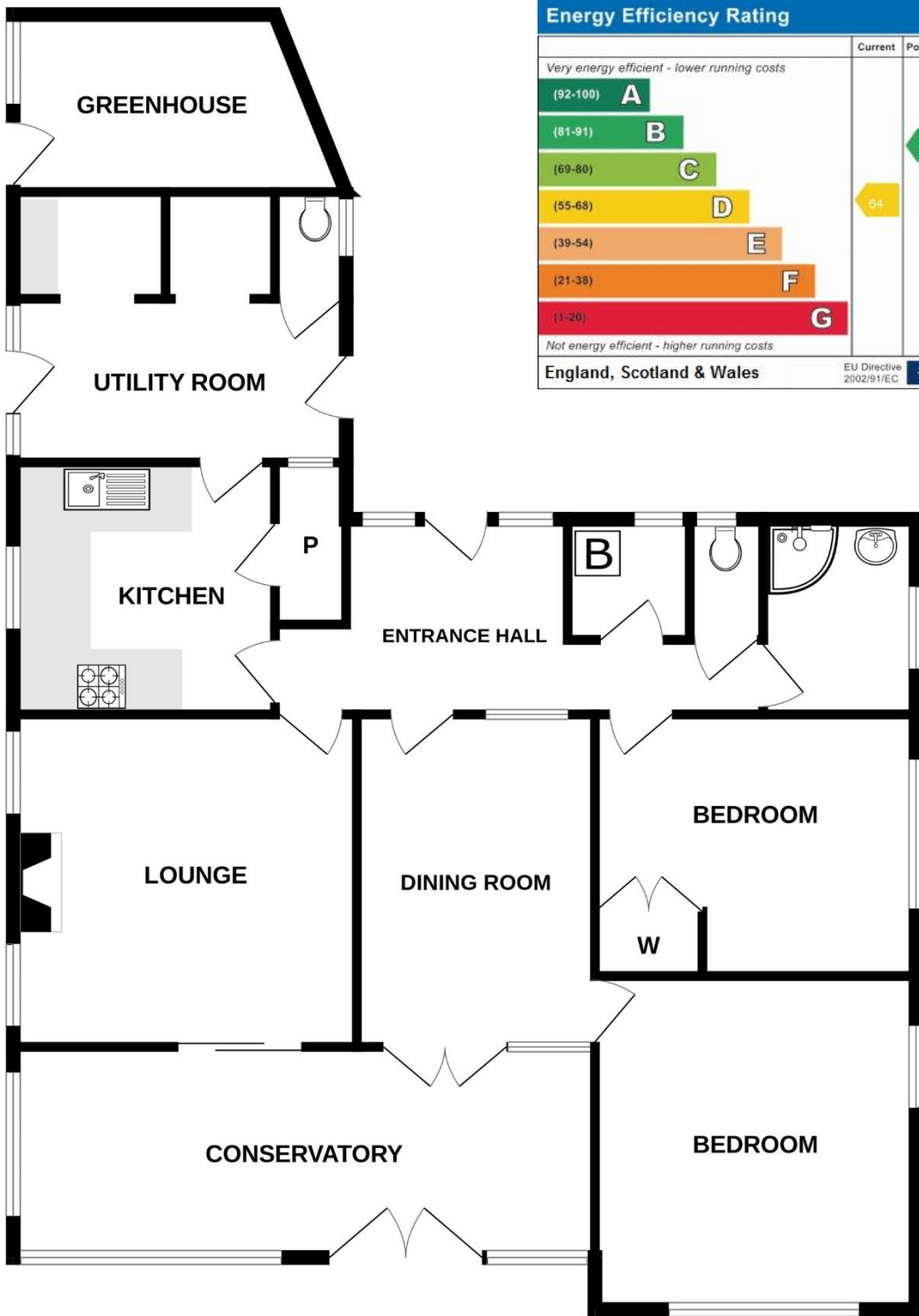
Shower Room



Rear Garden



View from Sun Room



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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St Austell
 18 Duke St, St Austell
 PL25 5PH
 01726 73483
staustell@jefferys.uk.com

Lostwithiel
 5 Fore St, Lostwithiel
 PL22 0BP
 01208 872245
lostwithiel@jefferys.uk.com

Liskeard
 17 Dean St, Liskeard
 PL14 4AB
 01579 342400
liskeard@jefferys.uk.com

