

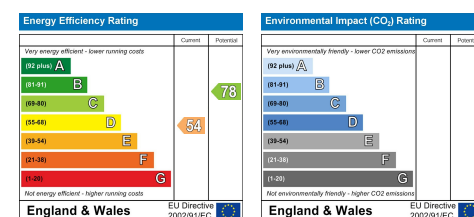
TYWARDREATH,



KEY FEATURES

- End Terrace
- Two Bedrooms and Attic Room
- Two Reception Rooms
- Bathroom and W.C.
- Outbuilding
- Front and Rear Gardens
- Off Road Parking
- Characterful Features
- Gas Central Heating
- No Chain

ENERGY PERFORMANCE RATING



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18 WOODLAND AVENUE, TYWARDREATH, PAR, PL24 2PL  
END TERRACED PERIOD HOUSE WITH FAR REACHING VIEWS

A very attractive house with many characterful features including original tiled flooring, high ceilings and an open fireplace. In need of modernisation but offering huge potential with light and spacious rooms. Two bedrooms and attic room, entrance porch, entrance hallway, sitting room, dining room, kitchen, bathroom and second W.C. Front and rear gardens, outbuilding and off road parking.

No Chain. EPC - E

GUIDE PRICE £245,000

## THE PROPERTY

18 Woodland Avenue is spacious end of terrace period property situated in the village of Tywardreath. The property enjoys splendid views from the first and second floors of countryside as well as the sea in the distance. The property is in need of modernisation however offers sizeable living spaces throughout. In all, the accommodation comprises; entrance porch, entrance hallway with stunning original tiled flooring throughout, sitting room with bay window to front aspect and an open fireplace. Furthermore, to the ground floor there is a second reception room, a kitchen and a bathroom to the rear. There is a W.C, and two bedrooms on the first floor with an attic room to the second floor. Externally there is front and rear gardens laid majorly to lawn. At the rear there is an outbuilding, timber shed and off road parking.

## LOCATION

Tywardreath is a pretty village situated on the sheltered South Coast of Cornwall and located between Fowey and Par. It has a fantastic community spirit which revolves around the local village pub, church and primary school. A 10 minute walk away is the village of Par which has many local amenities including doctors, library, post office, convenience stores and coffee shop. Par beach is dog friendly all year round and is a 10 minute flat walk from Par village.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE PORCH

Original mosaic tiled floor, painted wooden dado rail, a panelled door with a large glass pane giving access into:

## ENTRANCE HALLWAY

Original mosaic tiled floor, centrally heated radiator, wooden stairs rising to the first floor. Useful understairs storage area, panelled wooden doors giving access into:

## SITTING ROOM

14'9" x 13'1" into window bay (4.50m x 4.01m into window bay)  
Double glazed window to front overlooking the front garden and countryside beyond. Tiled open fireplace. Television point, radiator.

## DINING ROOM

12'4 x 12'4 (3.76m x 3.76m)  
Large window overlooking the rear, radiator.

## KITCHEN

18'4 x 8'7 (5.59m x 2.62m)  
Window to side overlooking the rear garden. Worktops incorporating stainless steel sink, space and plumbing for a washing machine. Glazed door leading to side of house, radiator, gas fired central heating boiler.

## BATHROOM

A partly tiled room with low level WC, pedestal wash hand basin and bath with shower over. Window to rear, tiled floor and a radiator.

## FIRST FLOOR

## LANDING

Built in storage cupboard with fitted slatted shelves.



## BEDROOM ONE

13'6 x 10'3 (4.11m x 3.12m)  
Double glazed window to front enjoying wonderful views towards the sea. Radiator, telephone point.

## BEDROOM TWO

11'1" x 7'4" (3.40m x 2.24m)  
Double glazed window to the rear, radiator.

## W.C.

Pedestal hand wash basin, low level W.C. and obscured window to the rear.

## SECOND FLOOR

## ATTIC ROOM

10'0" x 7'6" (3.05m x 2.29m)  
Dual aspect room with velux windows to both front and rear whilst enjoying views towards the sea in the distance. Radiator.

## OUTSIDE

The house is accessed from Woodland Avenue via granite steps that lead up to the garden. The garden has a mature palm tree and there is a concrete terrace immediately to the front of the house. To either side of the garden are stone boundary walls and a concrete path gives access around to the back of the house and the rear garden.

## REAR GARDEN

The rear garden is laid to lawn at present with a wooden garden shed located to one side. The houses on Woodland Avenue benefit from a rear lane accessed from the main road that provides rear access. There is a

PARKING SPACE as well as a concrete block built CARPORT.

BRICK OUTBUILDING 15'4" x 6'9"  
Two wooden entrance doors and windows to the front and side of the building. Light and power.

## SERVICES

Mains gas, water, electric and drainage.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DIRECTIONS

Proceeding out of St Austell and towards St Blazey and proceed past The Four Lords on your right hand side and then take the third next right hand turning into Middleway. Follow this road and turn left and bare right proceeding over the railway track along St Andrew's Road. Follow this road before turning left onto Southpark Road just before The Royal Inn. After a short distance, the property will be easily located on the left hand side.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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