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TREVEAN, LEGION LANE, TYWARDREATH

A detached two-bedroom Cornish unit bungalow that has undergone extensive renovation works throughout, located in the popular village of Tywardreath.

- Inner Porch • Entrance Hall • Sitting Room • Two Bedrooms
- Shower Room • Kitchen/Breakfast Room • Outdoor Store
- Garage • Large Gardens • Village Location • Within Walking Distance of Amenities •

PRICE: £275,000



Trevean is detached two-bedroom Cornish unit detached bungalow located in the popular village of Tywardreath.

The current owners have extensively renovated and modernised the property throughout to include new kitchen, bathroom, flooring and decoration.

Tywardreath is a very popular and sought-after rural village, boasting a thriving community with church, infant/junior school, popular pub, butchers, hairdressers, and fish and chip shop. Just a short distance away is the village of Par with a further range of amenities and large beach, while the town of Fowey is less than four miles away.

The property boasts a generous plot, UPVC double glazing and driveway parking.

THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

Front door to:

ENTRANCE HALL: Step and door to:

INNER HALL: Fusebox. Storage cupboard. Loft access. Doors to Sitting Room, Bedrooms, Shower room and Kitchen/Breakfast room.



SITTING ROOM: 4.6m x 3.4m. Double glazed window to front. Night storage heater. Storage cupboard. Tiled fireplace.



KITCHEN/BREAKFAST ROOM: 3.17m x 3.13m. Window to side. Wood effect flooring. Fitted kitchen units comprising cupboards and drawers, wooden worksurfaces including breakfast bar, stainless steel sink and drainer with storage cupboards under, space and plumbing for washing machine, fridge freezer and dishwasher. Tiled walls. Large pantry cupboard. Storage cupboard. Storage cupboard housing hot water tank. Door to:



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REAR PORCH: Door to outside store. Coal store. Door to outside.

BEDROOM ONE: 4.1m x 3.15m. Window to rear. Feature wall panelling. Electric heater. Large built-in wardrobe.



BEDROOM TWO: 3.14m x 3.1m. Window to front. Electric heater. Built in storage.



SHOWER ROOM: Obscured window to rear. Wood effect flooring. Pedestal wash hand basin. Low level WC. Double shower cubicle with wall mounted shower and sliding glass doors. Tiled walls. Chrome heated towel rail.



OUTSIDE: To the front of the property is a large block paved area offering ample parking for 2-3 cars. To the rear of the property, which can be accessed via a pathway around the side of the property, is a generous secluded garden laid to lawn. Outside store.

AGENTS NOTE: Cash buyers only due to non- standard construction.

GARAGE: 6.6 x 2.86. Up and over door. Rear access from garden

EPC BAND: Awaiting.

COUNCIL TAX BAND: B



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract