

12 MOUNT BENNETT ROAD



Tywardreath, Par

Price: £325,000



46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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## 12 Mount Bennett Road

A beautifully presented three-bedroom charming Cornish Cottage located in the popular village of Tywardreath. Tywardreath has many attributes and amenities including a village shop, Fish & Chip Shop, Butchers, Village Pub and Primary School to name but a few. The closest beach is Par Sands, which is a walkable distance or short drive away. Tywardreath is on the bus route and is close to the station at Par.

The property has been extensively updated throughout to include brand new kitchen, flooring and decoration by the current owners whilst still retains many character features throughout. The ground floor has an open plan feel to it with underfloor heating, the kitchen dining room to the rear comprises a modern fitted kitchen with integrated oven, fridge freezer, slim line dishwasher and microwave. There is also space for a family sized dining table and custom fitted cupboards. Off the kitchen is a rear porch boasting storage space for outerwear. The living room is to the front of the property with wooden flooring, an open gas fire to the centre of the room and feature alcoves to either side.

Stairs from the kitchen area lead up to a central landing with doors off to all three bedrooms, the larger two boast high quality fitted wardrobes, the smallest of the three bedrooms can still fit a double bed. The family bathroom is to the rear and is generous in size with wash hand basin, WC and wall mounted shower unit.

There is a large level rear garden with raised patio, outbuildings comprising Utility room, workshop and Summerhouse.

To the side of the property is a shared pathway providing access to the rear garden, the neighbouring property has a right of way along the rear of No.12 to provide access into their garden.



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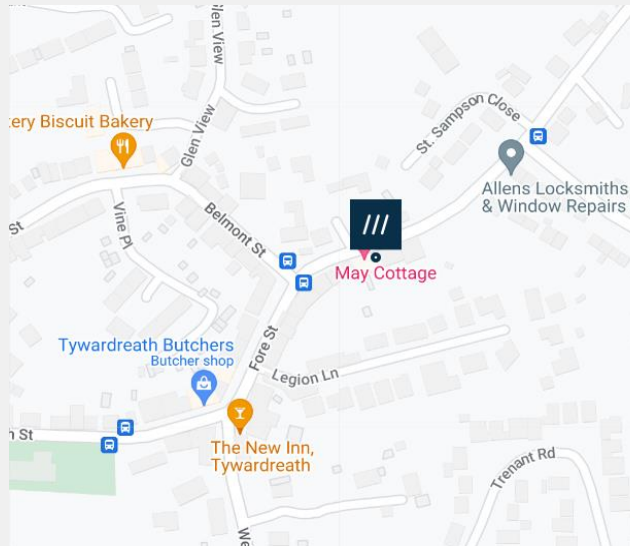
## KEY FEATURES

- Character cottage
- Beautifully presented
- Underfloor heating to ground floor
- Kitchen dining room
- Living room with gas fireplace
- Rear porch
- Three bedrooms
- Family bathroom
- Large rear garden with Summerhouse, Utility room and Workshop
- On street parking
- Popular village location

Local Authority: Cornwall Council

Council Band: B

Tenure: Freehold



what3words//// fuse.needed.training

## Services

Heating - Gas

Water - Mains

Sewerage - Mains

Schools:

Tywardreath School (Highly regarded!) - 0.4 miles

Doubletrees School - 1 miles

Biscovey Nursery and Infants' Academy - 2 miles

Biscovey Academy - 2 miles

Transport:

Par station - 0.7 miles

On the bus route

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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