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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SALT AIR, 26 MORWETH COURT TREVIEVE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3JP

PRICE GUIDE £155,000







**NO ONWARD CHAIN** - A southwest facing apartment, only 400 metres from the beach and with rural views. About 383 Sq Ft, Open Plan Living Room/Kitchen, Balcony, 2 Bedrooms, Bathroom, Full Double Glazing, Electric Central Heating, Allocated Parking.

**400 METRES FROM BEACH, LOOE 6 MILES, PLYMOUTH 18 MILES**

#### LOCATION

The property is situated only a short walk (400 metres) from the beach, Downderry Beach has a slipway providing boat access/storage (by permit). Usual village facilities are all within walking distance and include a primary school, public houses, restaurants, church, beach cafe, doctors' surgery and village store. The village was recently listed in the Sunday Times "Top Ten Best Seaside Villages". Similar facilities are available at St Germans, which also has a mainline railway station providing an excellent commuter link with Plymouth (Plymouth to London Paddington 3 hours).

The neighbouring village of Seaton also has a beach and beautiful countryside park with riverside and woodland walks. Seaton Beach has the added benefit of a RNLI Lifeguard station during the season. Additional local facilities include golf at Portwrinkle and Looe Bin Down. The South West Coastal Path is accessed nearby providing endless leisure opportunities with parts of the neighbouring coastline in the ownership of the National Trust. Downderry beach offers the ability to keep and launch boats and has an interesting foreshore with a fascinating mix of rock pools and sand. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the River Tamar at Saltash and at Fowey/Polruan.



The village lies a relatively short drive from the A38, placing Plymouth within easy commuting range. The town of Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of shopping, educational and recreational facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. Plymouth also has a cross channel ferry port with regular services to France and Spain.



## DESCRIPTION

Situated within 400 metres of the beautiful Downderry coastline, this attractive apartment has its own private entrance and comprises an open plan living room with fitted kitchen and sliding patio door with views and access to the balcony, two bedrooms and a bath/shower room. There is an attractive decked balcony perfect for enjoying the views with sea glimpse, or for alfresco dining and the property also benefits from an allocated parking space.

Our client occupies Salt Air as a primary residence however they are willing to sell the property including furniture and effects (excluding personal items) to enable use as a holiday let or second home, subject to negotiation.

## OUTSIDE

The apartment has allocated parking for one car. The southwest facing balcony provides the perfect spot for alfresco dining and enjoys sea glimpses.

EPC RATING - D, COUNCIL TAX BAND - A

## LEASE

The apartment is leasehold, the apartment owners own a share of the freehold of Morweth Court. The lease is 999 years from 2003. Service charges are £95 pcm.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JP









## 26 Morweth Court

Approximate Gross Internal Area = 35.6 sq m / 383 sq ft

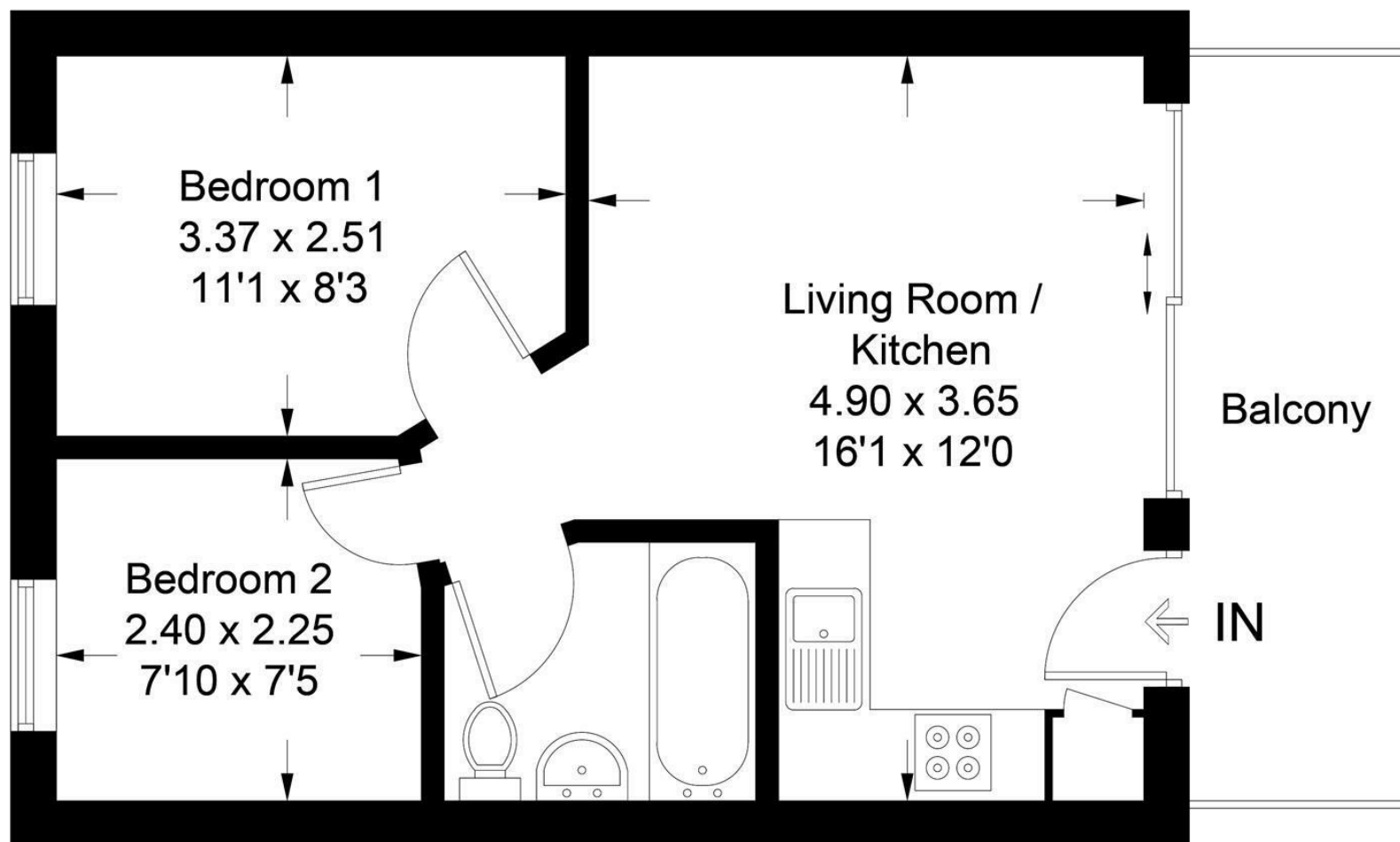


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID500658)

These particulars should not be relied upon.