

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PLOT 1, THE CAMPION KELLI LOWARTH, TREMATON, SALTASH, PL12 4FJ

£485,000





The Kitchen - U-Shaped kitchen with fitted soft closing wall and base units and Duropal worktop and matching up stand, (currently there is availability of choices for the kitchen and work top). Under unit LED lighting. Integrated appliances to include fridge/freezer, induction hob with concealed extractor above and stainless steel splashback and stainless steel tall electric double fan oven, dishwasher and washing machine. One and half bowl stainless steel sink unit with drainer. Tiled flooring.



LOCATION

The picturesque rural hamlet of Trematon lies only 2 miles from the waterside hamlets of Forder and Antony Passage both of which adjoin the wide tidal Lynher River estuary. This is a waterway frequented by a variety of pleasure craft with Plymouth Sound just over 4 miles distant by boat and the River Tamar navigable for about 10 miles upstream.

Trematon is a charming hamlet only 2 miles from the superb riverside town of Saltash.

The nearby hamlet of Forder lies in a Conservation Area at the head of a tidal inlet of the Lynher River with moorings available by application to the Forder Community and Conservation Association. Saltash and Cargreen both have yacht clubs with sheltered deep water moorings. Set within a sheltered wooded valley the unspoilt hamlets of Trehan and Forder enjoy immediate access to open countryside including the Churchtown Farm Nature Reserve with a wide network of footpaths in the vicinity. Golf is available at the St Mellion International Golf Resort or the China Fleet Country Club.

Easy access is gained to Saltash's bustling town centre, the main line railway station (Plymouth to London Paddington 3 hours) and the Waitrose store on its northern outskirts. The A38 provides easy access to Truro in the west and Plymouth or Exeter in the east. The wide expanse of Dartmoor and Bodmin Moor provide boundless leisure opportunities and are both within a short drive. The location is rich in natural flora and fauna, combining to create an area extremely popular with yachting and outdoor enthusiasts alike.

PEA RATING - A, COUNCIL TAX BAND - TBC

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 4RU

NOTE

Particulars include CGI visuals for the street scene and lifestyle images of the locality including The St Mellion International Golf Resort, Saltash Waterfront, Whitsand Bay, Forder Creek and the River Lynher, Looe Beach and the Banjo Pier.





Plot 2, Lowarth Grove

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

Garage = 32.0 sq m / 344 sq ft

Total = 123.0 sq m / 1323 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190192)

These particulars should not be relied upon.