

CLAMBER KEVERAL LANE, SEATON, TORPOINT, PL11 3JJ

PRICE GUIDE £400,000





CLOSE TO THE BEACH - A detached contemporary house, south facing and beautifully presented throughout. About 876 sq ft, 25' Open Plan Living Room/Kitchen, 2 Double Bedrooms, Bath/Shower Room, Low Maintenance Gardens, Parking, Double Garage/Workshop.

BEACH 150 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES, KINGSAND/CAWSAND 9 MILES

LOCATION

Clamber is enviably situated in a prized, near beachside position only a short walk (150 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Parts of the neighbouring coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Downderry providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downderry appeared in the Sunday Times top ten "Best Places to Live by the sea" in recent years and also has a slipway with the ability to keep and launch dinghies by permit.

There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.

DESCRIPTION

Clamber comprises a first class contemporary house in a prized near beachside setting. The property has a fine south aspect with lovely wooded valley views. The property was built by our client to an excellent specification and will be found to be very well presented throughout, completed in November 2020 the property benefits from a Professional Consultants Certificate.

The accommodation extends to about 876 sq ft and briefly comprises - GROUND FLOOR - 25' Triple Aspect and Open Plan Living Room/Kitchen with oak floor and French doors - Laundry/Cloakroom - FIRST FLOOR - 2 Well Proportioned Double Bedrooms with fabulous views - Family Bath/Shower Room.

OUTSIDE

The property is approached over the private Keveral Lane (recently resurfaced by Cornwall Council). Double Garage/Workshop (355 sq ft) with Hormann electric roller door and LPG gas boiler with external gas bottle locker.

The low maintenance garden on the west side is formed by a composite decked terrace with fencing provide a sheltered and private environment, perfect for sunbathing and al-fresco dining. There is a further garden on the east side of the building which again is low maintenance.

EPC RATING - B, COUNCIL TAX BAND - B

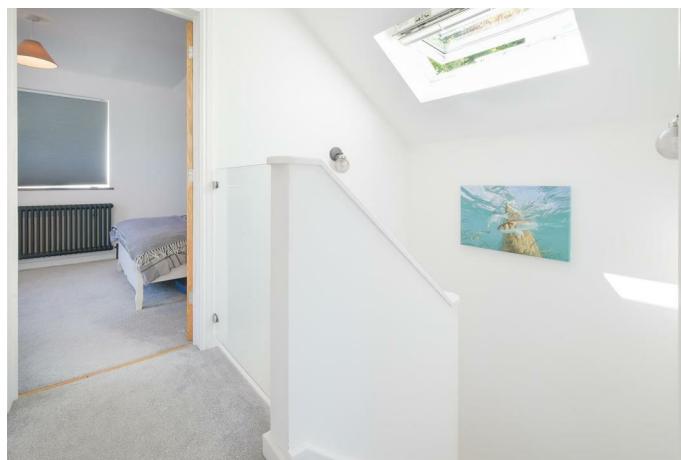
SERVICES - Mains water, electricity and drainage. LPG central heating. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JJ - upon entering Keveral Lane proceed past the bend and the property will be found first on the left before rising up the hill.

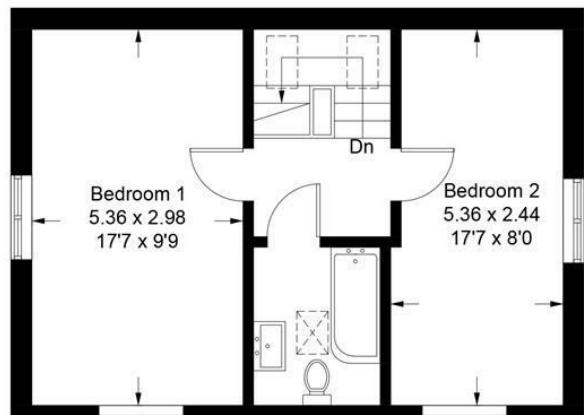




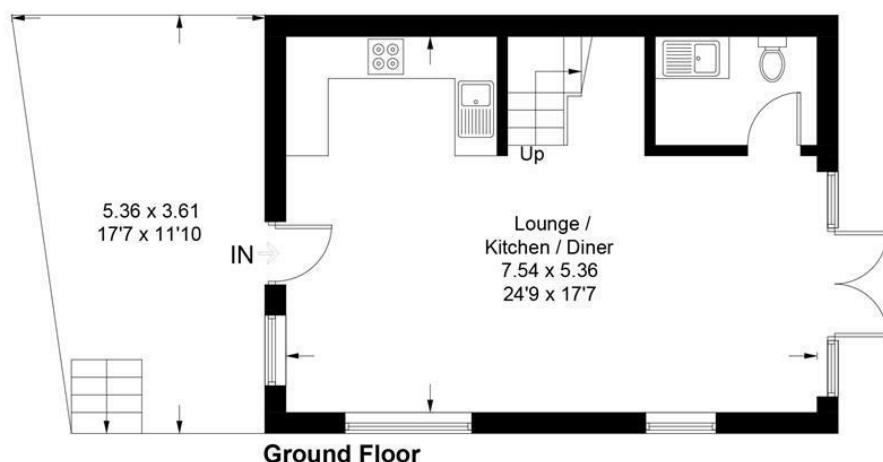


Clamber, Seaton

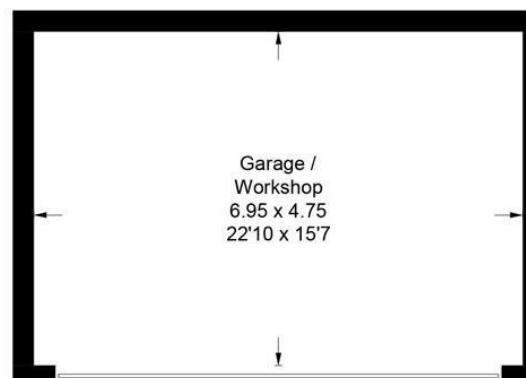
Approximate Gross Internal Area = 81.4 sq m / 876 sq ft
Outbuilding = 33.0 sq m / 355 sq ft
Total = 114.4 sq m / 1231 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
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These particulars should not be relied upon.