

Honeysuckle Chy The Commons Mullion, Cornwall TR12 7HZ







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Presenting this two bedroom detached bungalow situated on a spacious plot, conveniently located near the village amenities. The living room boasts a bright and airy atmosphere, highlighted by a large window that floods the space with natural light.

With two double bedrooms and a modern shower room, this home offers both convenience and ease of maintenance. The kitchen/diner serves as a delightful social space, perfect for entertaining guests while preparing meals. A side porch provides easy access to the rear garden and helps maintain cleanliness indoors.

Outside, the property features expansive front and rear gardens, offering ample opportunity for landscaping and enjoying the sunshine. Completing the package, a driveway provides off-road parking for added convenience.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £325,000

Location

Accommodation

Entrance Porch
Hallway
Lounge
Bedroom One
Bedroom Two
Shower Room
Kitchen/Diner
Side Porch

Outside

To the front of the property the garden is laid mainly to lawn with flower beds and mature plants and shrubs. A concrete pathway from the front of the bungalow leads down both sides to the enclosed rear garden. As with the front garden, the rear garden is laid mainly to lawn with flower and shrub borders. There is also a useful garden storage shed plus an outside water tap.

Parking

There is a driveway providing off road parking for two vehicles

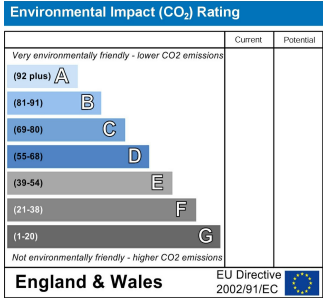
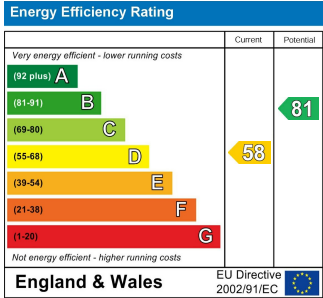
Services

Mains water, electricity and drainage. Oil fired central heating.

Agents Note

Our clients have advised that they have obtained conditional planning permission. Plans can





be viewed on the Cornwall Council Website under reference number PA21/07910 and that the neighbouring property has had planning approved under the following reference number. PA23/03879.

Council Tax Band- C

Broadband and Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

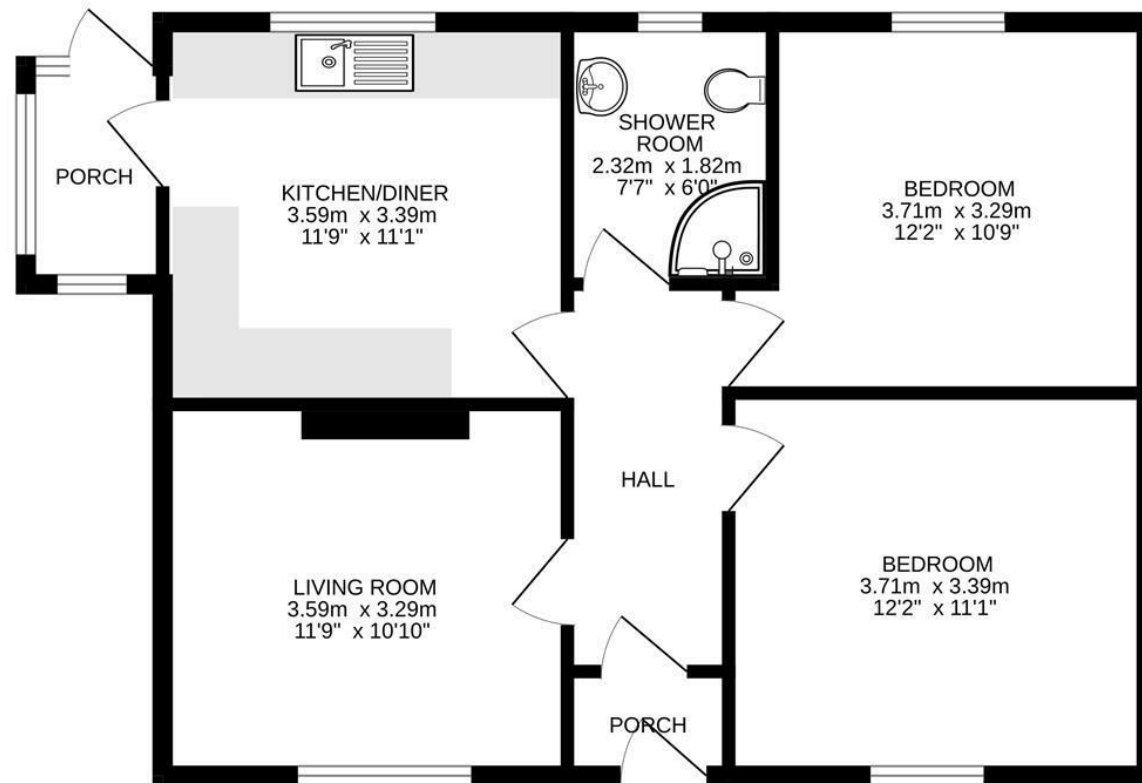
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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