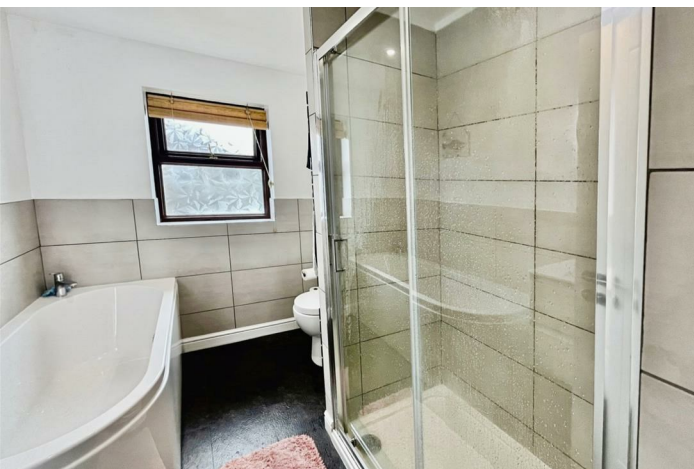


2 Chapel Close, Mutton Hill
Connor Downs, TR27 5EJ







2 Chapel Close, Mutton Hill Connor Downs, TR27 5EJ

Located in the village of Connor Downs, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and well-located home. With two inviting bedrooms and a well-appointed bathroom.

The heart of the home features a bright and airy living room, ideal for relaxation and entertaining. The kitchen dining room is designed for both functionality and comfort, making it a wonderful space for family meals or gatherings with friends. The property also boasts a lovely garden, providing a serene outdoor space to enjoy the fresh air, along with the added convenience of a garage.

Connor Downs is a highly sought-after village, known for its friendly community and excellent amenities. Residents benefit from a fantastic primary school, a welcoming pub, and a local shop, ensuring that daily needs are easily met. For those who enjoy the great outdoors, the stunning Godrevy beach is just a short distance away, perfect for leisurely walks or a day by the sea. Additionally, the property offers excellent access to the A30, making travel to nearby towns and attractions straightforward.

This well-presented home in a desirable location is not to be missed. Whether you are looking to buy or rent, this property offers a wonderful blend of comfort, convenience, and community spirit.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £267,500

Location

Connor Downs is a village in west Cornwall, situated in the civil parish of Gwinear-Gwithian. Located east of Hayle and south-southeast of Gwithian churchtown, it offers picturesque surroundings and a friendly community. The village features amenities such as a primary school, a pub, and Connor Downs Surgery.

Accommodation

Entrance
Reception Porch
Living Room
Kitchen Breakfast Room

2 Double Bedrooms
Bathroom

Garage

15'11 x 8'04

With a metal up and over door. The garage for the property is the middle one of the three

Parking

There is parking in front of the garage for 1 car

Outside

To The front of the property is an open area of garden which is laid to lawn and bordered by a low level wall . To the rear is an enclosed garden area which is graveled for ease of maintenance with gated access giving access to the garage





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Services

Mains water, electric and drainage

Council Tax Band- B

What3Words

///silent.name.videos

Anti Money Laundering Regulations – Purchasers

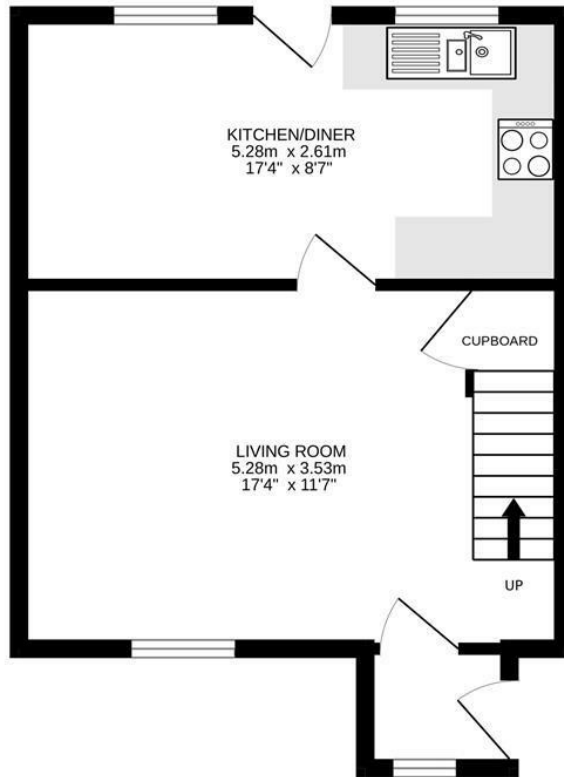
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

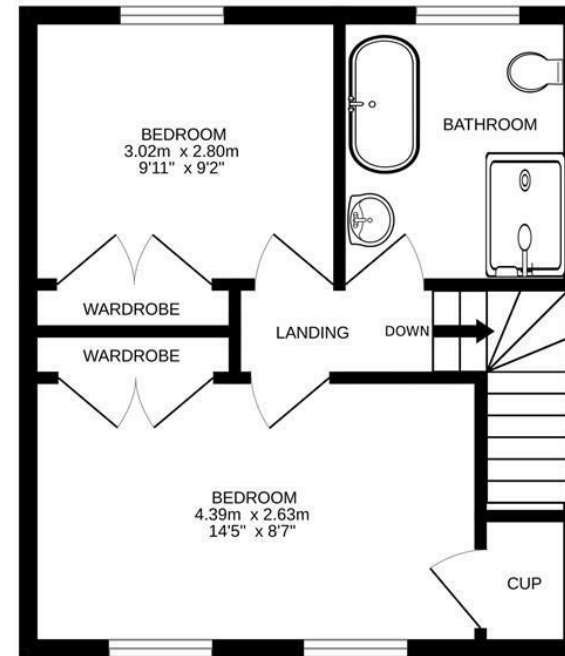
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST 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.
Made with Metropix ©2025

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

