

14 Cryben
Gweek, TR12 6UP







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Nestled in the sought after village of Gweek, just a short stroll from the renowned Seal Sanctuary, village shop, and welcoming local pub, this two/three bedroom detached bungalow offers a rare opportunity to create your dream home in a truly idyllic setting.

While the property would benefit from updating throughout, it presents a fantastic blank canvas, full of potential for personalisation and modernisation. Inside, you'll find a bright and spacious dual aspect lounge/diner, a well established kitchen, a family bathroom, and a separate shower room.

There are two generously sized bedrooms, with the main bedroom currently benefitting from an adjoining dressing room, easily reinstated as a third bedroom or ideal for use as a home office.

Outside, the rear garden is tiered and landscaped to make the most of the space, featuring mature shrubs. The front garden continues the theme with attractive tiered planting, enhancing the home's kerb appeal.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price £350,000

Location

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. The village itself offers a wonderful active community with a range of facilities to include a shop and Post Office, a Public House with restaurant, The Boatyard and the Boatyard Café. There is a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions. Gweek is also home to the Cornish Seal Sanctuary.

Accommodation

Entrance Hallway
Lounge/Diner
Shower Room
Kitchen

Bedroom One

Bedroom Two

Bathroom

Garage

With an up an over door providing additional storage.

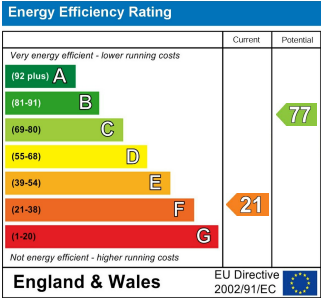
Parking

Off road parking for two vehicles.

Outside

The rear garden offers a great opportunity for improvement and personalisation. It currently features a lower patio area, with steps leading to a tiered section that includes mature shrubs and enjoys pleasant countryside views. With some landscaping, this space could be transformed into a truly inviting and private outdoor retreat, thanks to the surrounding trees that already provide a good level of seclusion where to the front of the property, there is a lawn area with established shrubs





Services

Mains water, drainage and electricity.

Council Tax Band- D**What3Words**

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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

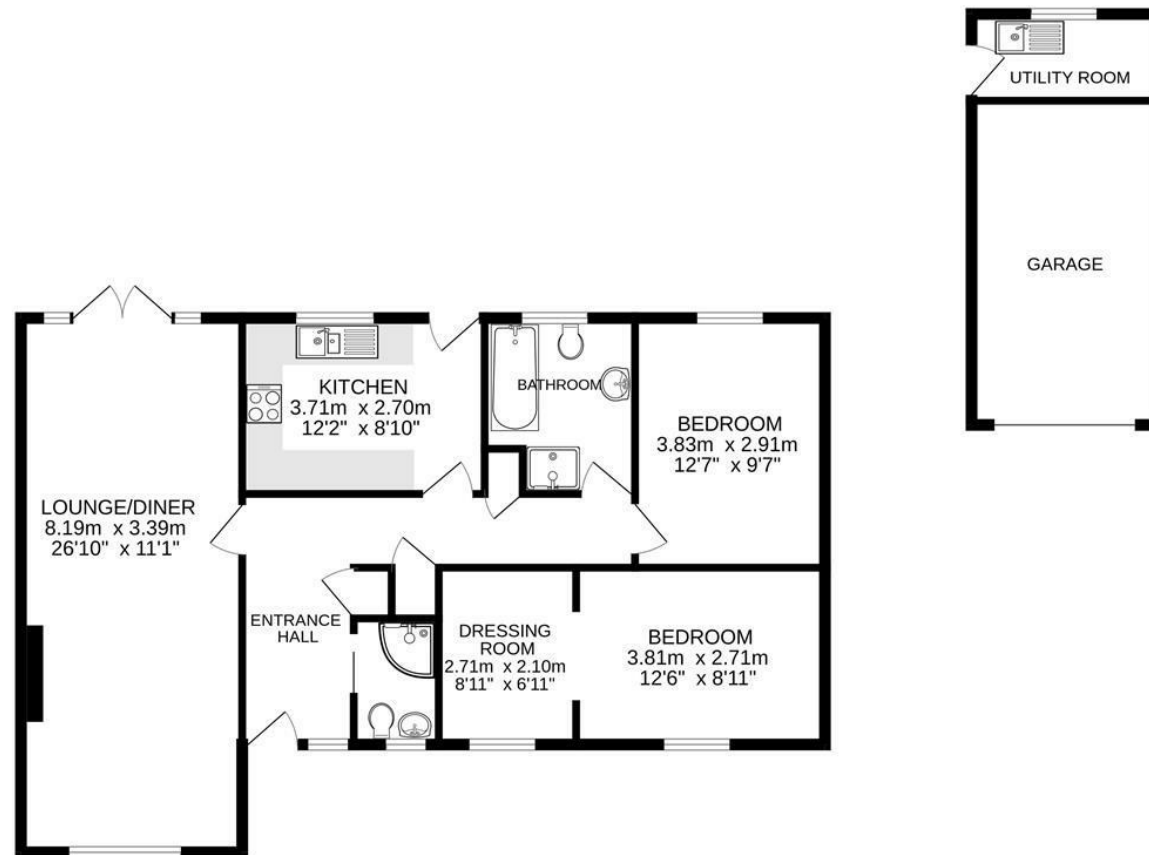
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & 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/>



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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