

2 Forthcrom Gweek, TR12 6UN







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Positioned in a quiet residential area in the popular village of Gweek, is this charming three bedroom bungalow. The property is well presented and boasts a thoughtful layout, making it an ideal home for those seeking comfort and convenience. The accommodation is finished with a modern and contemporary feel throughout, plenty of natural light, and a cosy log burner to the living room. One of the standout features of this bungalow is its generous garden, perfect for enjoying the fresh air or indulging in gardening pursuits. Additionally, the property includes a garage and off-road parking, providing ample space for vehicles and storage. The bungalow is sold with no onward chain, allowing for a smooth and straightforward purchase process. Residents will appreciate the stunning views of the surrounding countryside, which add to the serene atmosphere of this lovely home. This property is perfect for those looking for a peaceful lifestyle in a picturesque setting. With its combination of comfort, convenience, and beautiful surroundings, this bungalow in Gweek is not to be missed.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide price - £317,500

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 porch
Kitchen

Lounge dining room

Bedroom

Bedroom

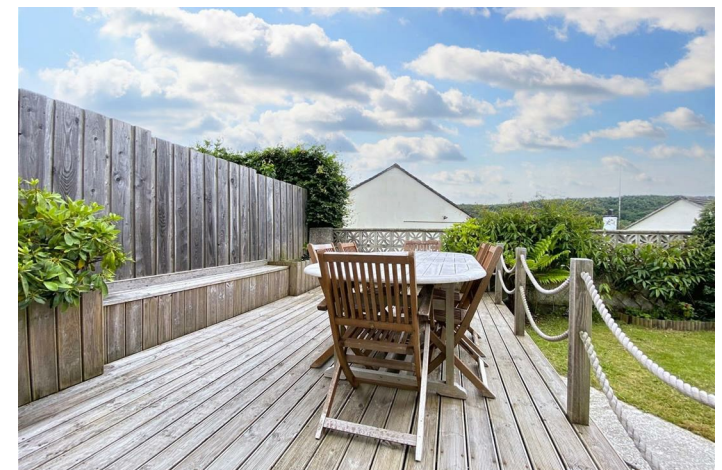
Bedroom

Bathroom

Utility room

Outside

The bungalow benefits from well presented gardens to both the front and rear elevations. The front features lawn area with rockery planted with wild flowers. There is a sloping driveway providing off road parking. Access on both sides leads to the rear garden, which is ideal for maintenance. The rear garden is chiefly laid to lawn with borders stocked with mature plants, shrubs and trees. There is a south facing timber deck area providing a wonderful space to enjoy the sunshine or for outdoor dining.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Garage

Front aspect manual garage door. Ideal for storage, with a further separate room for storage or log store.

Services

Mains electricity, water and drainage. Freehold tenure.

Council Tax Band- C

What3Words

///dent.renovated.zest

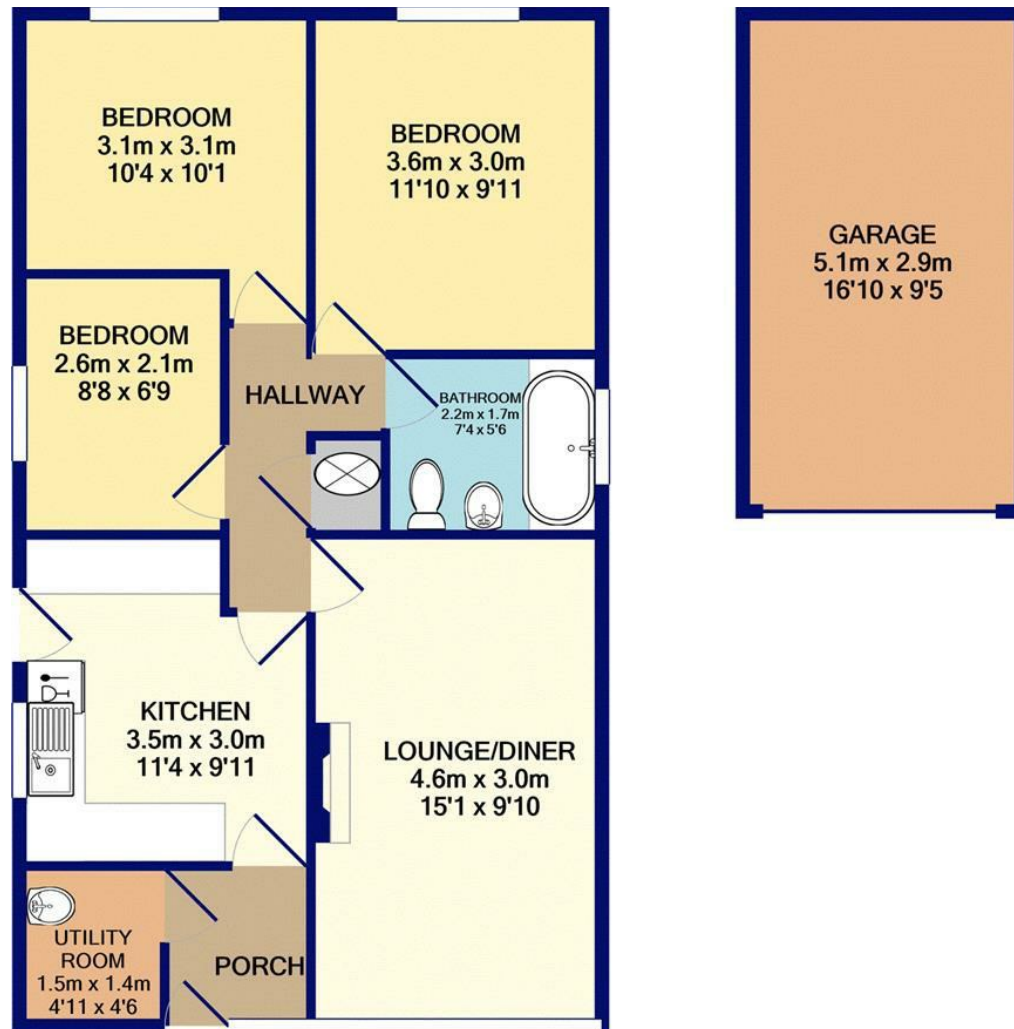
Anti Money Laundering Regulations – Purchasers

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.





TOTAL APPROX. FLOOR AREA 77.7 SQ.M. (836 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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