

14 Forth Vean
Godolphin Cross, TR13 9RH







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Situated in the highly sought after village of Godolphin, this beautifully modernised three bedroom detached bungalow offers stylish and practical living in a peaceful setting.

Step into the light and airy heart of the home an impressive open plan kitchen, dining, and living area that creates a fantastic social environment. The contemporary kitchen is well appointed with ample unit and worktop space, ideal for both everyday living and entertaining. The living area is enhanced by a charming log burner, adding a cosy and welcoming touch. All three bedrooms are generously proportioned, offering comfort and flexibility, while the spacious bathroom features both a separate bath and shower for added convenience.

Outside, the garden has been cleverly landscaped to make the most of the space, providing a blend of patio and lawn areas ideal for relaxing or entertaining. Additional benefits include a garage and off-road parking, desirable features that add to the property's overall appeal.



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Guide Price £385,000

Location

The property is situated within the village of Godolphin Cross which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

Accommodation

Entrance Hallway
Open Plan Kitchen/Diner/Lounge
Bedroom One

Bedroom Two
Bedroom Three
Bathroom

Garage

with an up and over door providing a good amount of storage.

Parking

Providing off road parking for two vehicles.

Outside

The enclosed rear garden has been thoughtfully landscaped to maximise both space and usability. It features two attractive patio areas, perfect for outdoor seating, dining, or entertaining, along with a neat lawn that adds a touch of greenery. To the front of the property, there is a low-maintenance gravelled area, offering a clean and tidy first impression with minimal upkeep required.

Services

Mains Electricity and Water & Septic Tank Drainage shared with one other property.





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			
		48	82
England & Wales		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

Solar Panels

Our client has informed us that the Solar Panels are leased.

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

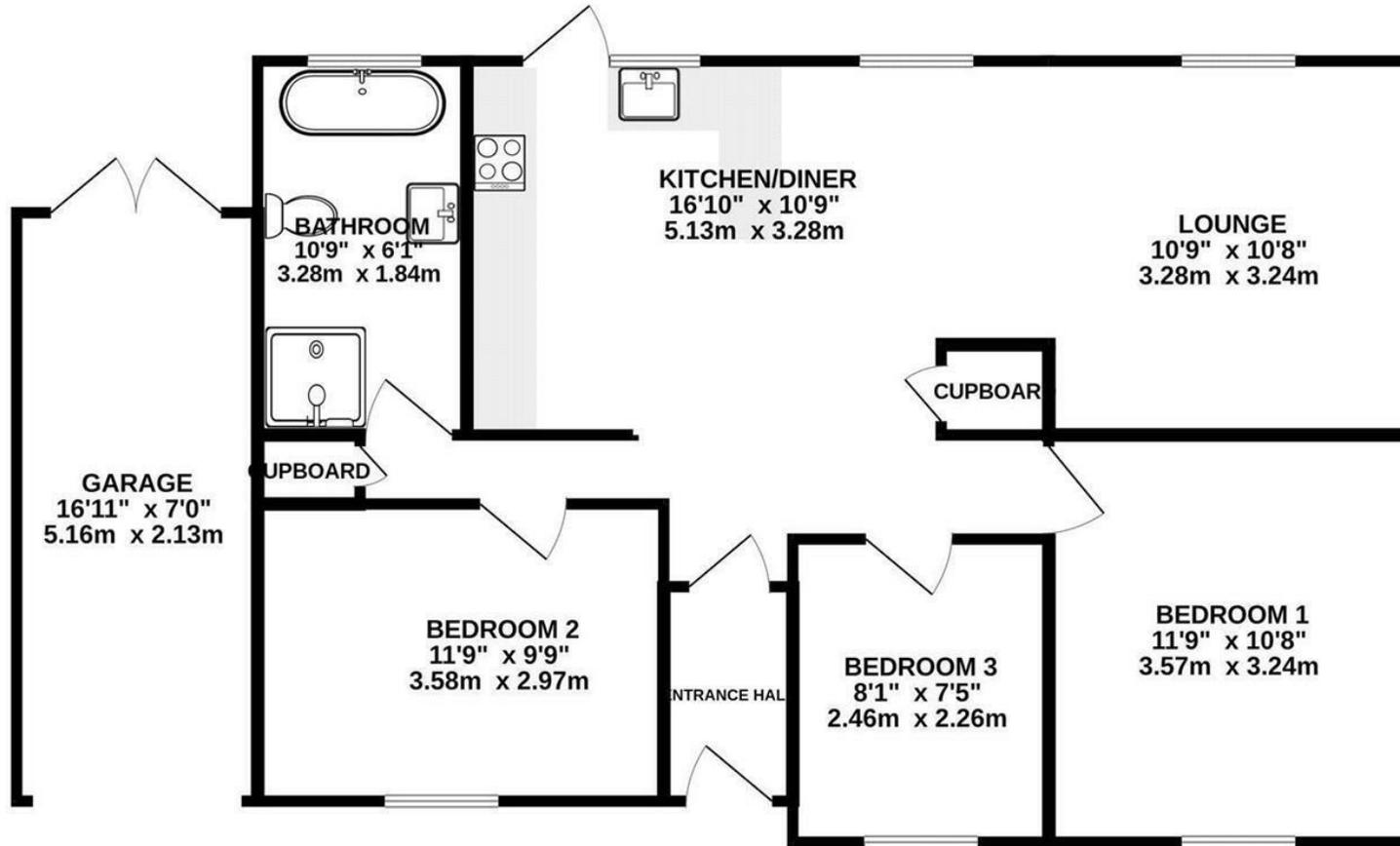
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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
774 sq.ft. (71.9 sq.m.) approx.



FORTH VEAN

TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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