

1 Sethnoe Way
Breage, TR13 9PE







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Set on a generous corner plot within the sought after village of Breage, this well presented two bedroom link detached bungalow offers comfortable, well balanced accommodation along with attractive gardens and parking.

The property is approached via a driveway providing off road parking for up to three vehicles, leading to a garage with an adjoining workshop and small office area. The front garden is enclosed by traditional stone walling and mature planting, giving the bungalow a pleasant and established street presence.

Inside, the accommodation centres around a bright and spacious lounge diner, featuring a wood burner that creates a warm focal point and a welcoming atmosphere. The kitchen is modern and neatly fitted, offering practical storage and worktop space. An inner hallway benefits from built in storage and provides access to the remaining rooms.

There are two comfortable double bedrooms, with the principal bedroom enjoying a range of bespoke fitted wardrobes. The bathroom is fitted with both a bath and a separate shower. Additional practicality is provided by both an entrance porch and a rear porch.

Outside, the gardens extend to the front, side and rear elevations, making the most of the corner plot position. From the side aspect, there are pleasant far reaching countryside views, adding to the overall appeal. The property is double glazed and warmed via electric heating.

A lovely, well cared for home in a popular Cornish village, offering manageable accommodation, good outside space and a convenient layout, ideal for those seeking village living in Breage.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price- £325,000

Location

The village of Breage enjoys a strong sense of community and offers a good range of local facilities and amenities. These include a public house, social club, church, village hall, post office with shop, play park and a well regarded primary school, making it a popular choice for a wide range of buyers.

Breage is set within the heart of the Cornish countryside and is surrounded by open farmland, woodland and nearby National Trust land, including the estate surrounding Godolphin House. The area is well known for its scenic walks, with routes across Godolphin Hill and Tregonning Hill offering far reaching panoramic views over South West Cornwall.

The village is conveniently located for the nearby towns of Helston and Penzance, as well as the popular fishing village of Porthleven, which is renowned for its excellent range of restaurants. There is also good access to beaches on both the north and south coasts, along with the nearby South West Coast Path.

Accommodation

Entrance Porch
Generous Lounge/Diner with Wood Burner
Fitted Kitchen
Rear Porch
Inner Hallway with Storage
Two Double Bedrooms
Bathroom with Shower and Bath

Garage

A useful space with a small workshop and office area.

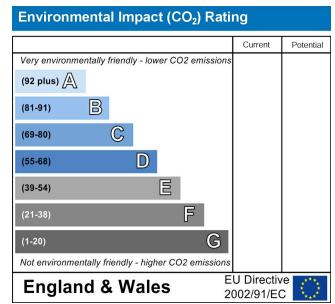
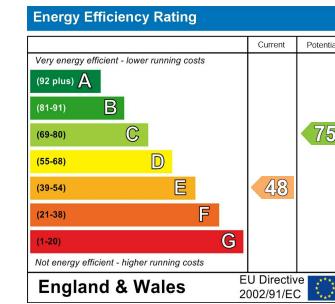
Parking

Driveway parking is provided for approximately three cars.

Services

Mains water and electricity. Private drainage via a septic tank.





Agents Note

Potential purchasers should be aware that this property is owned by a Director at The Mather Partnership.

Council Tax Band- C

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

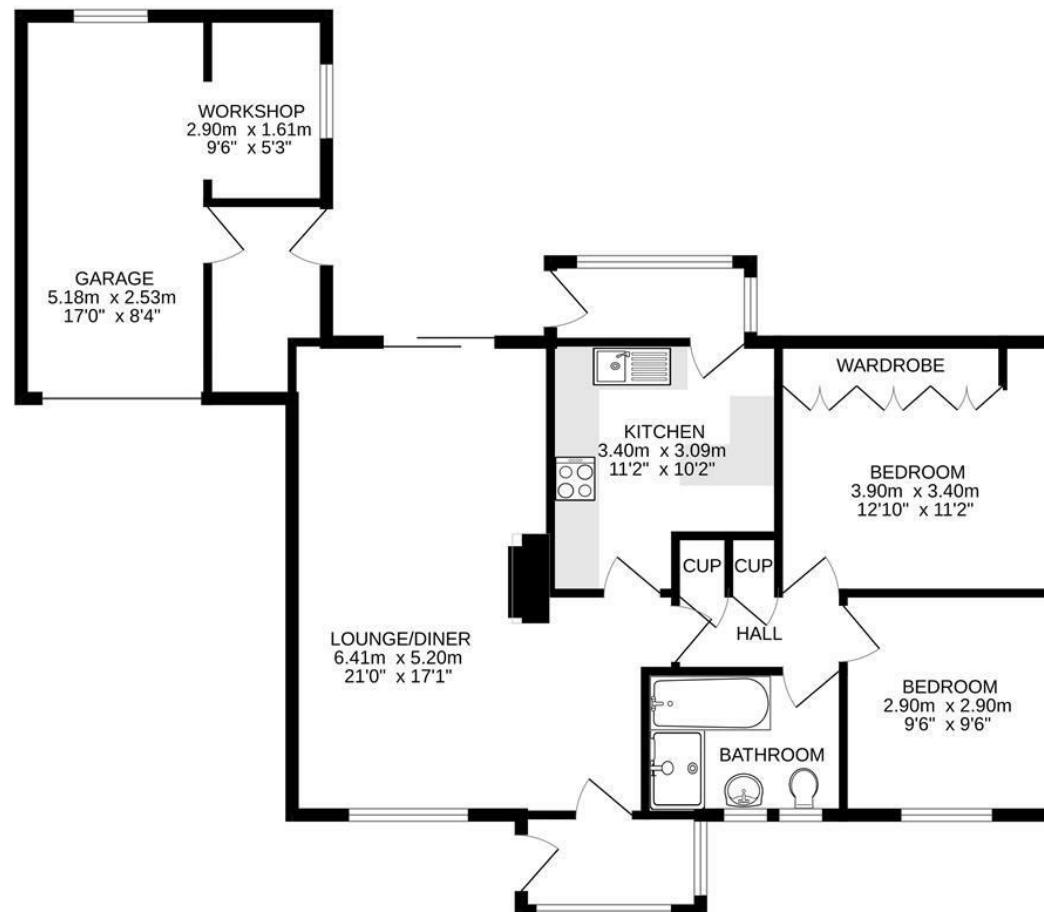
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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 condition or working order can be given.
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