

Wavecrest, St Aubyns Square
Breage, TR13 9PD







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This superb detached house designed with a modern open plan ground floor living space with all three first floor bedrooms having vaulted ceilings. 'Wavecrest' is situated in a quiet tucked away position right in the heart of the village of Breage. The light and bright accommodation comprises: open plan living area with contemporary white high gloss kitchen and french doors that lead out to the garden. The ground floor also provides a cloakroom and utility room, with three bedrooms and a shower room on the first floor. Outside the property offers a large driveway with parking for a number of cars and to the rear an enclosed garden with a games room or home gym. The village of Breage is very well served with its well known public house, village shop and popular primary school. The pretty harbour village of Porthleven is just 2 miles away with its stunning beaches, restaurants and art gallery's.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price- £425,000

Location

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

Accommodation

Porch

Kitchen/Lounge/Diner 3.35m x 6.38m Max

WC 1.6m x 0.88m

Utility Room 2.15m x 2.02m

Bedroom 1 2.86m x 4.97m

Bedroom 2 3.27m x 3.15m

Bedroom 3 2.14m x 2.61m

Family Bathroom 2.04m x 1.64m

Parking

There is ample parking to the front of the property.

Outside

To the front is laid to gravel driveway and a small patch of garden area. To the rear there is a low maintenance garden with home office/games room.

Services

Mains electricity and water, Private drainage. Air source heat pump.

Agents Note 1

The property is accessed over a shared entrance with the neighbouring property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			97
(81-91) B		85	
(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	

Agents Note 2

Please note that some of the photos were taken when the property was first built.

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.

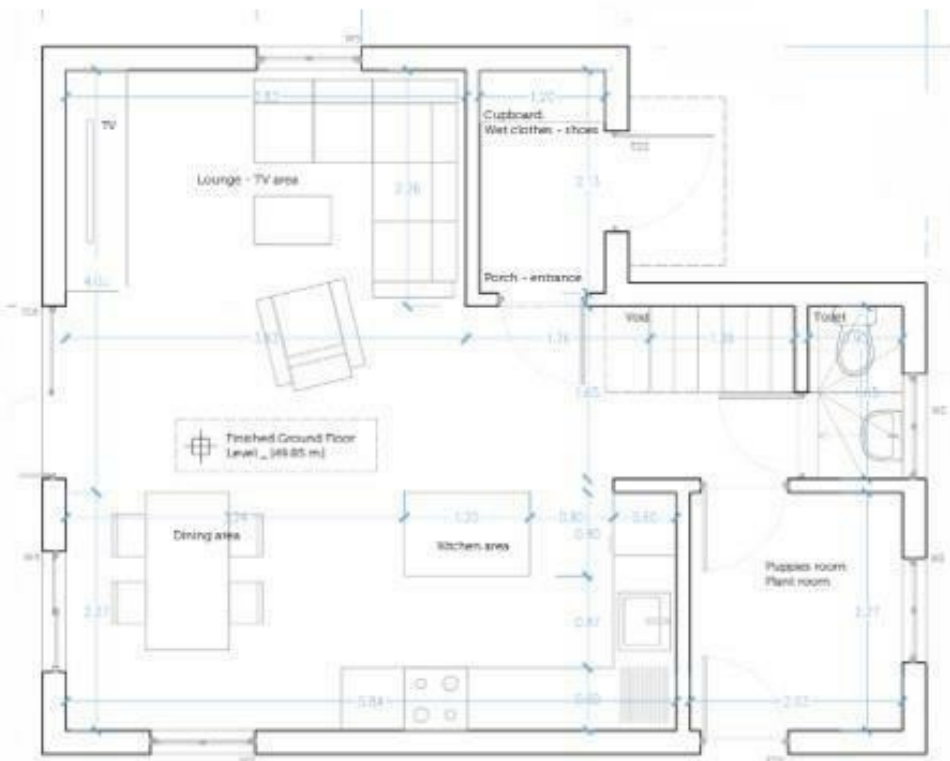
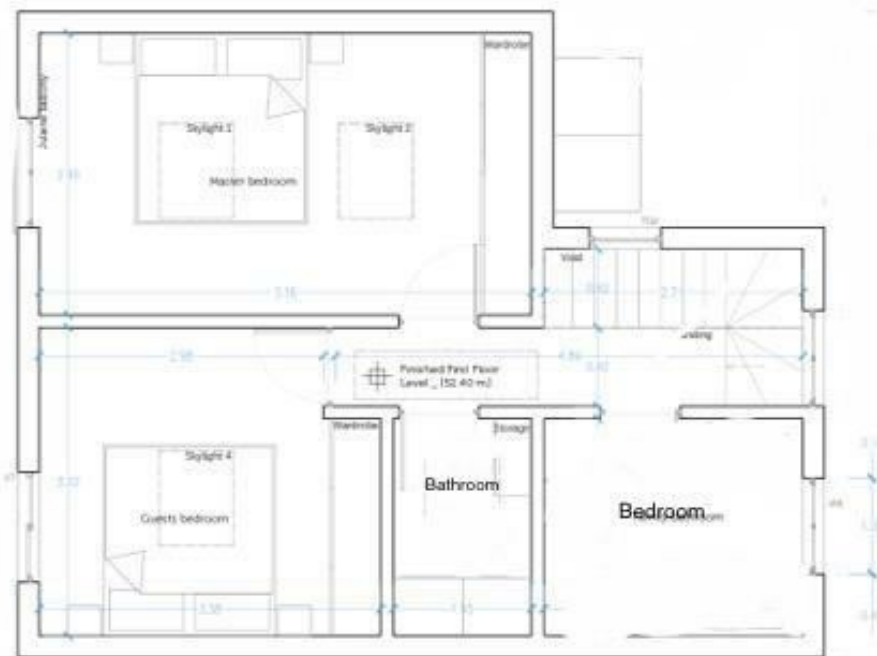
Proof of Finances

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/>





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.

