



15 Minster Fields
Manaccan, TR12 6JG





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Finished to a contemporary standard throughout, this spacious three bedroom semi-detached house provides flexible accommodation perfect for modern family life. At the heart of the home is the stylish kitchen/diner, featuring ample storage and plenty of room for a large dining table, ideal for entertaining friends and family. The generously sized living room flows seamlessly into the conservatory, offering additional seating space and the perfect spot to relax on sunny afternoons. Upstairs, there are three double bedrooms, including a master bedroom enhanced by built-in wardrobes and a sleek en-suite shower room. A well appointed family bathroom serves the remaining bedrooms.

Outside, the low maintenance rear garden has been thoughtfully landscaped to make the most of the space, with a raised decked area and a further patio ideal for alfresco dining and relaxing. There is also gated access to an additional area that could be adapted to create extra parking if desired.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price £395,000

Location

The pretty village of Manaccan has a great public house, Church and Primary School and renowned for the stunning Helford River and numerous coves and creeks very nearby. The beautiful St Anthony In Meneage and Flushing are both within 2 miles from this property whilst St Keverne village is only just over 3 miles away and has a post office, 2 public houses and mini supermarket. The town of Helston is situated approximately 12 miles away and has a fantastic range of Supermarkets, shops, public houses, tea houses, coffee shops and restaurants.

Accommodation

Entrance Hallway
Cloakroom
Kitchen/Diner
Living Room
Conservatory
Stairs to Landing
Bedroom with Ensuite
Bedroom Two
Bedroom Three
Family Bathroom

Garage

Providing a good amount of storage and electricity inside.

Parking

Off road parking for two vehicles.

Outside

The enclosed garden is designed for low maintenance living, offering plenty of space for seating and relaxation while allowing you to follow the sun throughout the day. A raised decked area is tucked away in a sheltered corner, creating a private spot that flows seamlessly into the practical summerhouse.

Summerhouse

A great place to relax on a warm evening or additional space if you needed to work from home.

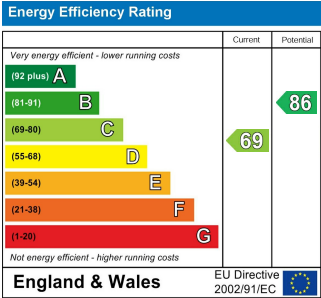
Services

Mains water, electricity, shared private drainage, Bottled Gas.

Agents Note

Our client has informed us that the neighbouring property has consent for building a single storey extension. More information can be found on PA21/01448.





Service Charges

Our client has informed us that they pay £780 per annum for the Sewage disposal system.

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.

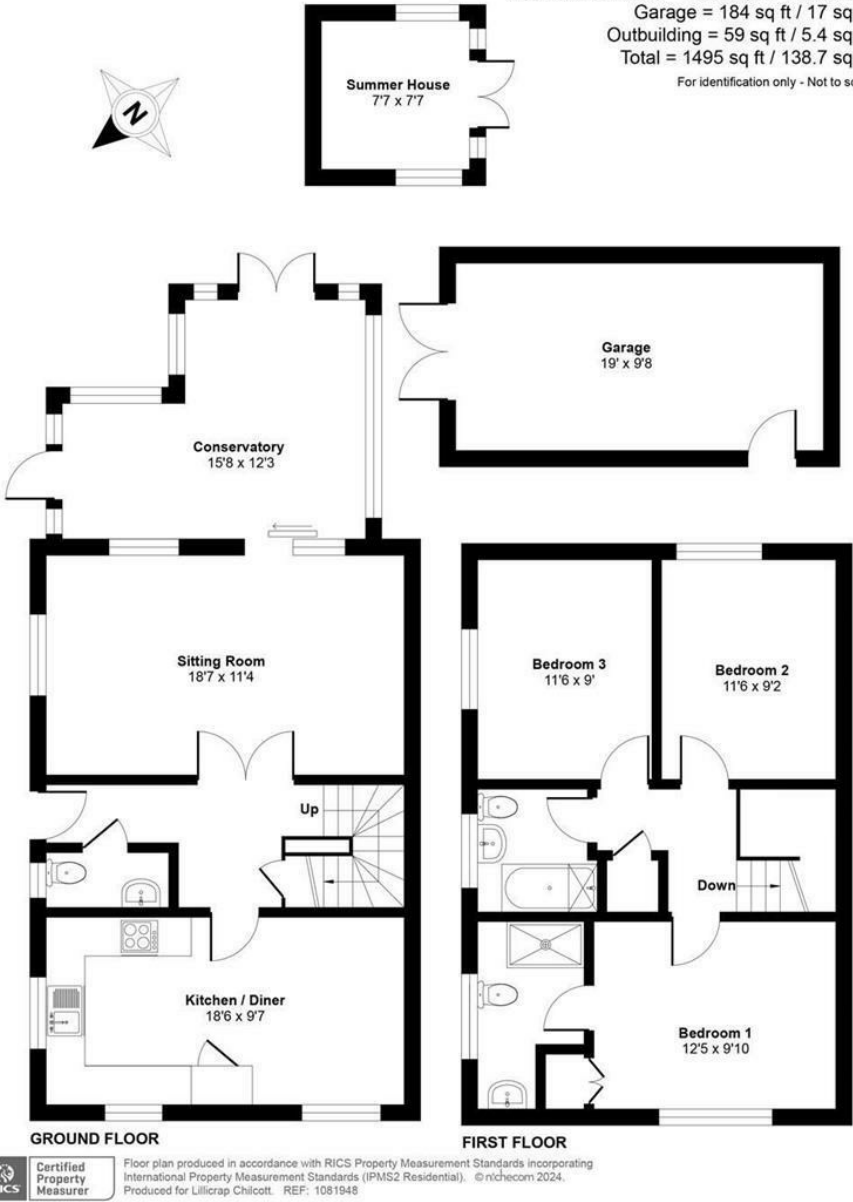
Broadband & Mobile Phone Coverage

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/>



Minster Fields, Manaccan, Helston

Approximate Area = 1252 sq ft / 116.3 sq m
Garage = 184 sq ft / 17 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 1495 sq ft / 138.7 sq m
For identification only - Not to scale



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.

