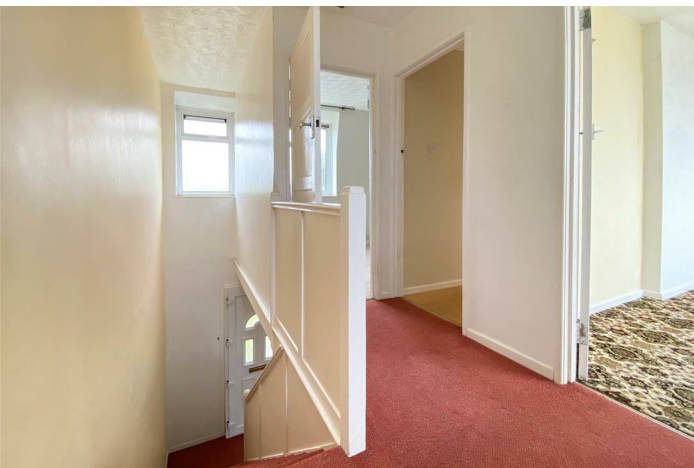


5 Merther Close
Sithney, TR13 0RW







5 Merther Close Sithney, TR13 0RW

Situated in the picturesque village of Sithney, this delightful mid-terrace house on Merther Close offers a wonderful opportunity. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining. One of the standout features of this home are the stunning countryside views that can be enjoyed from various vantage points within the property. The good-sized gardens offer ample outdoor space for gardening enthusiasts or for children to play, while the off-road parking for two vehicles adds a practical touch to this lovely residence. This property is being sold with no onward chain, making it an attractive option for those looking to move quickly. However, it is important to note that this sale is for cash purchasers only due to the construction type. In summary, this mid-terrace house in Sithney presents a wonderful opportunity to own a piece of countryside living, complete with beautiful views and a friendly village atmosphere. Whether you are looking for a family home or a tranquil getaway, this property is sure to impress.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide price - £175,000

Location

Sithney is set amidst beautifully unspoilt countryside of open fields and surrounding woodland and is situated within a convenient distance of Helston, the popular fishing village Porthleven, Hayle, Camborne and Penzance. The village itself has a Church and Primary School, with wider variety of amenities available in the above mentioned towns and villages. There is a bus stop at the entrance of the close, which provides easy access to Helston and is also on the local school bus run.

Accommodation

Entrance hall
Living room
Dining room
Kitchen
Bedroom
Bedroom
Bedroom
Bathroom

Outside

The gardens are spacious and well presented to both elevations. To the front is a well manicured garden planted with flowers, shrubs and bushes. There is also the added benefit of a good size driveway providing for two vehicles. The rear garden is spacious and provides good size lawn areas, stocked with mature hedging, trees, planted flowers and bushes. There is a timber summer house and a timber shed. The rear garden also benefits from a block outbuilding providing good storage space.

Services

Mains water and electricity. Oil fired central heating. Sewerage treatment plant. Freehold tenure.

Construction

Our client has informed us that the property is Cornish unit, meaning it is non-standard construction and is unlikely to be suitable for mortgages.

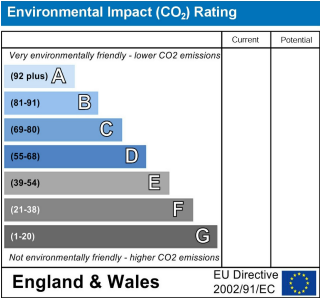
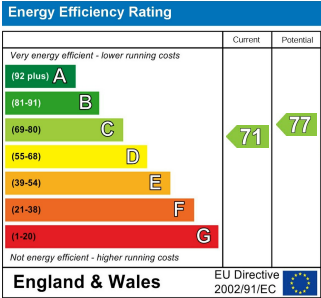
Rights of Way

This property and the neighbouring property share a pedestrian access leading to the rear of the properties.

Service Charges

Our client has informed us that there is an annual service charge payable to Coastline Housing for the maintenance of the sewerage treatment plant. The cost for this for 2025 to 2026 has been estimated at £476.73.





Agents note

Please note that within the title there is a development overage covenant/agreement with Cornwall Council.

Council Tax Band- A**What3Words**

///splints.trailer.regular

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

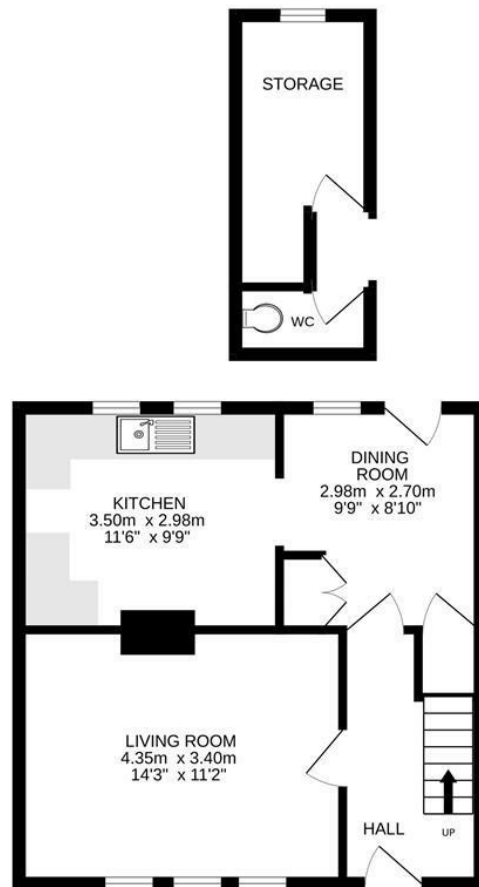
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

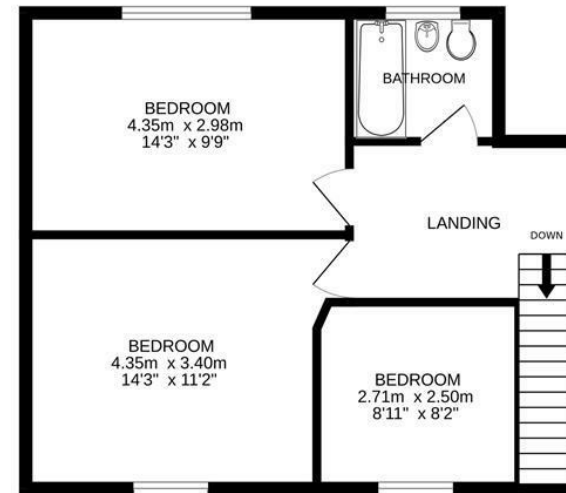
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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 operability or efficiency can be given.
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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.

