



NO ONWARD CHAIN - A super three bedroom detached bungalow on a good size plot and located in the highly sought after village of Gweek. Although in need of modernising throughout, the property enjoys a good degree of privacy in the rear garden, a generous front garden, a detached garage and driveway parking for two cars. EPC D57. Council Tax Band D. Freehold.

THE PROPERTY

At the front of the property is a driveway with parking for two cars, a generous garden and a detached garage.

From the front door you enter into the hallway, from here doors lead to all rooms. A cloakroom, a generous living/dining room, kitchen, three storage cupboards, a wet room and three bedrooms.

The property was built circa 1970's of concrete block and has concrete tiles on the roof.

Outside the property has a generous front garden and to the rear is an enclosed private garden. Outside tap. The boiler is located in the garage and the oil tank can be found outside behind the garage. The rear of the property can be accessed from both sides.

LOCATION

The quaint rural village of Gweek nestles within a sheltered sylvan valley setting at the tidal limits of the Helford River. The superb day sailing waters can be accessed via the nearby boatyard, where the river meanders along the scenic shoreline and eventually flows into Falmouth Bay. The area offers many splendid walks nearby, such as the famous Cornish footpath giving access to both north and south shorelines of the Helford River. The area is a natural haven for wildlife along the sheltered creeks, and the village hosts the National Seal

Sanctuary which is an enormous attraction for summer visitors. The village offers a public house, local shop, cafe and a local bus service to Helston and Falmouth areas. The well respected market town of Helston is only approx six miles distant offering an eclectic array of shops, schools and national supermarkets.

EPC TBC

COUNCIL TAX BAND D

SERVICES

Mains water, mains electricity, mains drainage. According to Ofcom.org.uk mobile coverage is most likely through EE and Vodafone and Broadband is standard and ultra fast through Wildanet and Openreach.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Entrance Hallway

A spacious hallway with doors leading to all rooms and three storage cupboards. Radiator. Loft hatch with loft ladder.

Living Room 18'3" x 10'10 (5.56m x 3.30m)

A good size dual aspect room with double glazed patio doors to the front overlooking the front garden. Two radiators. Serving hatch. Opening to the dining area.

Dining Area 8'11" x 7'4" (2.72m x 2.24m)

Double glazed patio doors leading to the rear garden.

Cloakroom

A WC and hand wash basin. Double glazed frosted window to the front.

Kitchen 12' x 8'4" (3.66m x 2.54m)

A selection of kitchen cupboards with marble effect work surfaces. Stainless steel sink and drainer. Electric cooker. Serving hatch. Space and plumbing for washing machine. Double glazed window to the rear and double glazed door leading to the rear garden.

Wet Room

A tiled room with WC, pedestal wash hand basin, electric shower. Radiator. Double glazed obscured window to the rear.

Bedroom One 12'4" x 9'4" (3.76m x 2.84m)

Double glazed window to the rear. Radiator.

Bedroom Two 10'4" x 8'9" (3.15m x 2.67m)

With built in wardrobes and drawers. Double glazed window overlooking the front garden. Radiator. Telephone point.

Bedroom Three 8'9" x 7'1" (2.67m x 2.16m)

Double glazed window to the front overlooking the garden. Radiator.

Garage 21'2" x 9'3" (6.45m x 2.82m)

Housing the oil boiler. Power socket.

Agents Note

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Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



