



An immaculately presented, three bedroom, link semi detached house located in the highly popular area of Bosnoweth. The property offers an enclosed South facing, low maintenance garden to the rear, driveway parking for one car and an attached garage. Freehold. Council Tax Band C. EPC C77.

The Property

The property has recently undergone some improvements to include oak internal doors, a shower room and a landscaped rear garden.

Outside the property offers a low maintenance enclosed rear garden with access to the garage. To the front is a grass area with pathway leading to the front door, driveway parking for one car and a garage.

The property was built circa 2001 with concrete tiles on the roof and the gas boiler provides the central heating and hot water.

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both primary and secondary) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

Council Tax Band C

EPC C77

Tenure: Freehold

Services

Mains water, gas, electricity and drainage.

Entrance Hallway

With space for coats and shoes. Electric consumer unit. Doors to the cloakroom and living room.

Cloakroom

WC, wall hung wash hand basin. Radiator. Double glazed frosted window to the front.

Living Room 16'0" x 12'0" (4.88 x 3.66)

With engineered oak flooring, a feature electric fireplace with slate hearth. Double glazed window to the front. Radiator. Stairs to the first floor.

Kitchen/Diner 14'11" x 8'11" (4.55 x 2.74)

A modern fitted kitchen with white gloss base and wall cupboards. An oak work surface incorporating a five ring gas hob with extractor fan above and oven below. Sink with flexi mixer tap. Integrated fridge, freezer and wine cooler. Cupboard housing the gas boiler. Oak flooring. Radiator. Sliding patio door leads to the conservatory.

Conservatory 13'3" x 10'0" (4.04 x 3.07)

A fantastic extra space, currently used as a dining area, overlooking the South facing rear garden.

Landing

Loft hatch, the loft is partially boarded. Smoke alarm. Doors to three bedrooms and the shower room.

Bedroom One 12'0" x 8'0" (3.68 x 2.44)

With a built-in wardrobe, radiator and double glazed window to the front.

Bedroom Two 12'0" x 8'0" (3.68 x 2.44)

Double glazed window to the rear. Radiator.

Bedroom Three 9'3" x 6'7" (2.82 x 2.03)

Double glazed window to the rear. Radiator.

Shower Room

A recently fitted modern shower room with walk-in shower and tiled surround. WC, wash hand basin with storage drawers beneath. Towel radiator. Lino flooring. Airing cupboard. Double glazed frosted window to the front. Mirror with built-in toothbrush charger point. Extractor fan.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

There is a pathway leading around the rear of the neighbouring property which can be used in an emergency and is owned by the property.



