



A light filled and spacious, modern three double bedroom semi detached bungalow located on the highly popular Laflouder Fields. The property also enjoys off road parking for two cars, low maintenance garden to front and rear enclosed garden with decked balcony. Council Tax Band C. Freehold. EPC D57.



SUMMARY OF ACCOMMODATION

Hallway, three bedrooms, bathroom, utility room, living room, kitchen/dining room.

OUTSIDE

Driveway parking, gardens to front and rear, balcony, garden shed.

LOCATION

The village of Mullion caters for every day needs and facilities including various shops, primary and secondary schools, post office, restaurants, galleries, public houses, churches, and a superb eighteen hole golf course. Nearby are Poldhu beach and Mullion Cove and the picturesque Mullion Harbour is a stunning backdrop set amongst some of the finest cliff top walks the peninsula has to offer. The larger and 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.

DIRECTIONS

From Helston take the A3083 passing Culdrose, at the first roundabout, go straight on signposted to Lizard, then almost immediately take the right hand turning to Cury. This road will take you past the Mullion Golf Club enjoying fabulous sea views and Poldhu Cove, leading into Poldhu Road and onto The Commons where Laflouder Fields can be found on the right hand side. Proceed into Laflouder Fields, take the first left and follow the road around and the property can be found on the right hand side.

THE PROPERTY

An immaculately presented, light and spacious three double bedroom semi detached bungalow located in the highly popular Laflouder Fields. The property enjoys off road parking for two cars, a low maintenance garden to the front and enclosed rear garden with decked balcony ideal for eating out and relaxing in the warmer summer months.

Upon entering the hallway, there is solid pine flooring and this continues throughout most of the property. Doors provide access to a useful utility room, three bedrooms, family bathroom and living room with double doors leading to the kitchen/diner.

The property has rendered external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and warmed by a LPG gas central heating system, the property is further warmed by a multi-fuel wood burning stove in the living room.

To the front of the bungalow there is off road parking for two vehicles and a low maintenance area with planted borders. To the rear is an enclosed rear garden, mainly lawn with planted borders, a garden shed with power and light and a balcony for relaxing in the warm summer months.

Viewing is a must to appreciate the light and space this fantastic property provides.

TENURE - Freehold

COUNCIL TAX BAND C

PARKING

There is off road driveway parking for two vehicles.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

Entrance Hallway

Solid pine flooring, doors to utility room, bedroom one,

bedroom two, bedroom three, family bathroom and living room. Inset ceiling lights, smoke alarm. Loft access hatch (the loft is partially boarded and has built-in shelving). Radiator, storage cupboards. Round frosted double glazed window to the front.

Utility Room

Wall mounted boiler. Tile effect laminate floor. Worktop with tiled splashback. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted cupboards. Useful hanging rail. Radiator. Double glazed frosted window.

Living Room 17'6" x 10'11" (5.33m x 3.33m)

A lovely light and cosy room with large double glazed window overlooking the rear garden. Multi-fuel wood burner with timber lintel and slate hearth. Radiator. Ceiling light. Telephone point. TV point. Two glazed doors leading to the kitchen/diner.

Kitchen/Dining Room 25'9" 9'10" (7.85m 3.00m)

A selection of cream coloured base and wall storage units and drawers complemented by beech work surfaces and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap. Electric hob. Built-in larder cupboard. Integrated double oven. Integrated dishwasher. Two velux windows naturally illuminating the kitchen/dining room. Double glazed window to the front. From the dining area, double glazed french style doors lead onto the decked balcony.

Bedroom One 13'5" x 10'6" (4.09m x 3.20m)

A light room with double glazed window to the rear overlooking the garden. Built-in wardrobes. Radiator. Ceiling light.

Bedroom Two 11'11" x 8'6" (3.63m x 2.59m)

Double glazed window to the front. Ceiling light. Radiator.

Bedroom Three 10'9" x 9'9" (3.28m x 2.97m)

Double glazed window to the rear overlooking the rear garden. Radiator. Ceiling light.





Bathroom 7'6" maximum x 6'11" maximum (2.29m maximum x 2.11m maximum)

A white suite comprising low level wc, pedestal wash hand basin, bath with shower over and majority tiled walls. Inset ceiling lights. Chrome towel radiator. Useful storage cupboard. Round frosted double glazed window.

Agents Note

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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.

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.

SERVICES

Mains water, mains electricity, mains drainage, LPG gas central heating and hot water.