



IMMEDIATELY AVAILABLE - NO ONWARD CHAIN. A superbly presented, two double bedroom, semi detached house offering exceptionally spacious accommodation, stylish interior decor, lovely low maintenance gardens, and located in the delightful village of Mawgan. Local Section 157 applies. As sole acting agents we wholeheartedly recommend an early viewing to appreciate this fine home. Council Tax Band A. Freehold. EPC E39



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Porch. Entrance Hallway. Living Room. Kitchen. Conservatory. Utility Room. Cloakroom. Rear Hall.

### FIRST FLOOR

Bedroom 1. Bedroom 2. Bathroom. Landing.

### OUTSIDE

Well presented front, side and rear enclosed gardens with paved patio areas and planted borders.

### THE PROPERTY

A superbly presented, two double bedroom, semi detached house offering exceptionally spacious accommodation, stylish interior decor, lovely low maintenance gardens, and located in the delightful village of Mawgan.

This well maintained home offers attractive part vertical tiled, exposed stone and painted rendered external elevations, under a concrete interlocking tiled roof, UPVC double glazed windows/external doors and warmed by an oil fired central heating system.

The rooms are surprisingly generous in size, and the internal decor has been stylishly painted throughout. The residence has a 'light and airy' ambience enhanced by the large windows capturing the natural light.

Upon entering the porch, a door opens into the entrance hallway with further doors leading off to the generous living room and kitchen, The kitchen offers an excellent selection of storage units together with integrated appliances. Doors lead off from the kitchen into the impressive triple sided conservatory and rear hallway with access to the utility room and cloakroom. The first floor accommodation offers two generous double bedrooms and a quality fitted four piece bathroom suite.

The low maintenance gardens are a delightful feature to the home offering paved patio areas, shingled beds, evergreen hedging to borders and a pair of wooden gates leading out into Glebe Close. The rear garden has a lovely enclosed area

which is a 'sun trap' whilst affording a high degree of privacy.

The property has a local 157 restriction where only potential buyers who have lived and worked in Cornwall for at least three years should apply.

### LOCATION

The house is located in the quaint rural village of Mawgan, with the famous Helford River nearby. The village of Mawgan offers an excellent local store and a fine public house. 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 and Gear Farm not far away serving fresh veg, pasty's and cakes. Trelowarren Estate is within walking distance where there is an outdoor swimming pool and spa.

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 junior and senior) 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, drive towards RNAS Culdrose airfield, and take the road signed St Keverne on the A3083, proceed along this road for a while, then turn left at a mini roundabout on the B3293 and drive into the village of Mawgan, passing the post office on the left hand side and Glebe Close can be found nearby on the right hand side. Total distance from Helston approx 5.2 miles.

### COUNCIL TAX BAND A

### TENURE - Freehold

### SERVICES

Mains water, mains electricity, mains drainage. Oil fired central heating and hot water. For mobile and broadband coverage please visit: Ofcom.org.uk.

### THE ACCOMMODATION COMPRISES

#### (All dimensions are approximate)

The residence is approached from Glebe Close where a painted wrought iron gate opens onto the footpath passing through the attractive well stock front garden and to the front UPVC double glazed door opening into the porch.

#### Porch 3'10" x 2'7" (1.17m x 0.79m)

Ceramic tiled floor, and a UPVC double glazed door opening into the entrance hallway.

#### Entrance Hallway

Window, tiled floor, telephone point, two radiators and ceiling light. Staircase ascending to the first floor accommodation. Doors off to the living room and kitchen.

#### Living Room 12'1" x 10'2" plus 8'10" x 6'2" (3.68m x 3.10m plus 2.69m x 1.88m)

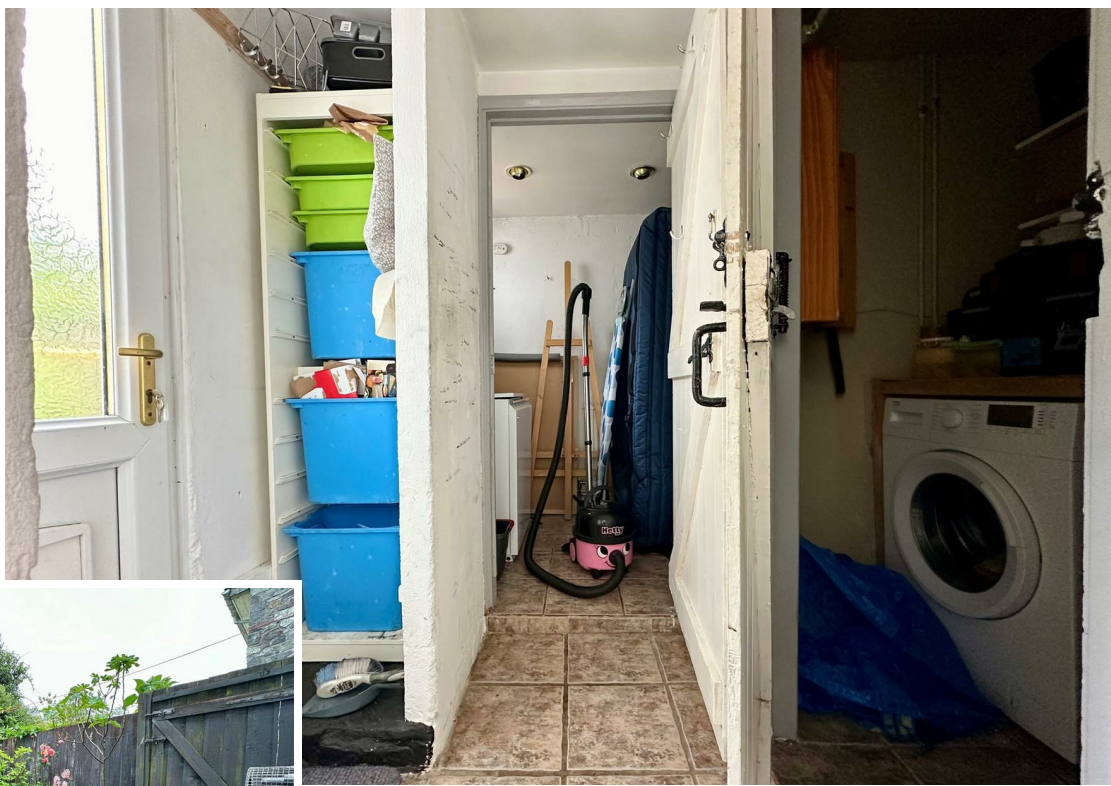
A beautiful double aspect living room with a window to the front and a sliding UPVC double glazed door opening out into the lovely enclosed paved courtyard rear garden. Attractive electric fireplace complemented by a mantle surround and hearth. Wood effect laminate flooring, TV point, radiator, wall and ceiling lighting.

#### Kitchen 10'7" x 10'2" (3.23m x 3.10m)

A charming kitchen comprising a peninsula breakfast bar with a selection of cream colour base/wall storage units, complemented by steel handles, granite effect work surfaces and ceramic tiled splash backs. 'Franke' composite sink with a fitted mono mixer tap. Inset electric hob, with twin ovens below and a stainless steel extractor canopy above. Integrated fridge/freezer. Ceramic tiled floor, inset ceiling lighting and window to the rear aspect. A pair of UPVC double glazed doors open into the conservatory and a double glazed door leads into the rear hallway.

#### Conservatory 8'9" x 8' (2.67m x 2.44m)

An impressive triple aspect UPVC double glazed conservatory fitted with a pitched, hipped glazed roof.





Radiator, vinyl flooring, ceiling fan and a sliding UPVC door to the rear garden.

#### **Rear Hallway**

Ceramic tiled floor, ceiling light, UPVC double glazed door to the rear garden and doors leading off to:-

#### **Utility Room 4'8" x 4'2" (1.42m x 1.27m)**

Work top counter with space and plumbing provided for a washing machine and dishwasher. Ceramic tiled floor and ceiling light.

#### **Cloakroom 9'3" x 4'6" (2.82m x 1.37m)**

Low level WC. Wash hand basin. Window to the rear garden. Floor mounted oil fired Grant boiler (installed early 2023) providing the central heating and hot water. Radiator, ceramic tiled floor and ceiling light.

#### **Staircase**

A closed tread carpeted staircase with a fitted handrail ascending from the entrance hallway to the first floor landing.

#### **First Floor Landing**

Window naturally illuminating the landing and staircase areas. Storage cupboard, ceiling light and doors off to:-

#### **Bedroom One 11'3" x 8'8" (3.43m x 2.64m)**

Large window overlooking the front aspect. Quality fitted built in wardrobe, radiator and ceiling light.

#### **Bedroom Two 12'1" x 10'6" reducing to 8'5" (3.68m x 3.20m reducing to 2.57m)**

Window overlooking the rear aspect enjoying distant rural views. Radiator and ceiling lighting.

#### **Bathroom 9' maximum x 7'4" maximum (2.74m maximum x 2.24m maximum)**

A stunning four piece suite comprising a multi jet bath. Large shower unit with a fitted sliding screen door. Low level WC. Wash hand basin fitted with a mono mixer tap and storage cupboard below. Porcelain tiled floor. Two windows fitted with opaque glass. Part ceramic tiling to walls incorporating a feature dado. Chrome towel radiator, extractor fan and ceiling lighting.

#### **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**

We have been informed by our vendor that a Section 157 exists on the property where the prospective buyer must have lived or worked in Cornwall for at least three years.

#### **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.