



**NO ONWARD CHAIN** - A fantastic opportunity to purchase a spacious and light three bedroom, two bath/shower room link detached bungalow in a sought after village location, within walking distance to the village square. The property also enjoys a conservatory, driveway parking for one car, a garage and gardens to the side and rear. Council Tax Band D. Freehold. EPC D57.

### **THE PROPERTY**

The property is located on a corner plot and enjoys sun in the rear garden for most of the day. From the entrance porch you enter into the hallway which is tiled for easy cleaning. From here doors lead to all rooms, all of which are light. The property provides three double bedrooms, the master having an en suite shower room and the living room/dining room which leads to the conservatory.

Outside the gardens are mainly laid to level lawns, including planted borders, and offers driveway parking for one car and an attached garage which houses the boiler. There is an outside light by the entrance porch.

Externally the property is rendered and painted and has concrete tiles on the roof and low maintenance UPVC soffits and double glazing throughout. The property is warmed by an oil fired central heating system, the oil boiler also provides the hot water as well as a hot water tank in the airing cupboard which can be heated by an air source heat pump or immersion heater.

### **LOCATION**

The village of St Keverne caters for every day needs and facilities including a shop, butchers, two public houses, health centre, church and primary school with comprehensive schooling being located at Mullion and Helston. The area is cradled by many beautiful coves and creeks with areas of outstanding natural beauty.

The Helford is a short drive away with its majestic and renowned sailing waters. Porthoustock and Porthallow are the

nearest stone beaches.

Coverack, the next village on, is without doubt one of Cornwall's hidden gems, tucked away on the southern part of the Lizard peninsula, offering a stunning traditional granite built sheltered harbour and a fine sandy beach which is always popular with locals and tourists alike. Within this very traditional Cornish village one will find restaurants, gallery, general store, hotels and St Peter's Church which nestles on the hillside. Echoes of a proud fishing industry remain in Coverack, where a cluster of nets, lobster pots and small fishing boats lie within the protective granite arms of the harbour. There are quaint colour washed thatched cottages along a maze of back streets and lanes. This part of the Cornish coastline is a haven for coastal path walkers, who enjoy some of the most dramatic coastal scenery on offer within this unspoilt part of the Lizard peninsula. Much of the surrounding coastline and countryside is in stewardship of the National Trust and is an area of outstanding beauty.

### **TENURE - Freehold**

### **SERVICES**

Mains water, mains electricity, mains drainage. For mobile and broadband services please visit ofcom.org.

### **COUNCIL TAX BAND D**

### **THE ACCOMMODATION COMPRISES**

**(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)**

### **Porch**

A useful space for coats and shoes. Tiled floor. Radiator. Ceiling light.

### **Hallway**

Doors to three bedrooms, kitchen, bathroom and living/dining room. Door to airing cupboard housing a hot water tank. Tiled floor. Radiator. Ceiling light. Smoke alarm. Openreach master socket.

### **Kitchen 11' x 7'10" (3.35m x 2.39m)**

A selection of base and wall units complimented by granite effect work surfaces with tiled splashbacks, incorporating stainless steel sink and drainer with mixer tap. Spaces for fridge/freezer, cooker, washing machine and tumble dryer.

### **Living/Dining Room**

#### **Living Area 18'3" x 11'7" into recess (5.56m x 3.53m into recess)**

An L shaped room with tiled floor and a multifuel wood burner. Carbon monoxide monitor. Double glazed window to the side and rear. Double glazed doors leading into the conservatory. Ceiling light. Radiator.

#### **Dining Area 9'3" x 7'9" (2.82m x 2.36m)**

Double glazed frosted window to the side. Recessed built in display cabinet.

#### **Conservatory 8'10" x 8'4" (2.69m x 2.54m)**

Double glazed windows to three side and double glazed French style doors open onto the rear patio and garden. Tiled floor.

**Bedroom One 11'11" x 11' (3.63m x 3.35m)**

Two double glazed windows to the front. Radiator. Ceiling light. Concertina door to the en-suite shower room.

**En Suite Shower Room**

The shower room is fully tiled comprising a shower cubicle with electric shower, wash hand basin with mixer tap and a low level WC. Towel radiator. Extractor fan.

**Bedroom Two 10'3" x 9'5" (3.12m x 2.87m)**

Built in wardrobe. Double glazed window to the side. Radiator. Ceiling light. BT socket.

**Bedroom Three 9'6" x 9'5" (2.90m x 2.87m)**

Double glazed window to the side. Radiator. Ceiling and wall lights.

**Bathroom 7'4" x 6'5" (2.24m x 1.96m)**

A three piece suite comprising a panelled bath with tiled surrounds and electric shower over, pedestal wash hand basin and low level WC. Double glazed frosted window to the side. Radiator. Ceiling light. Extractor fan.

**Garage 16'11" x 8'9" (5.16m x 2.67m)**

Up and over garage door. Boiler. Power and light.

**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.

**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.



