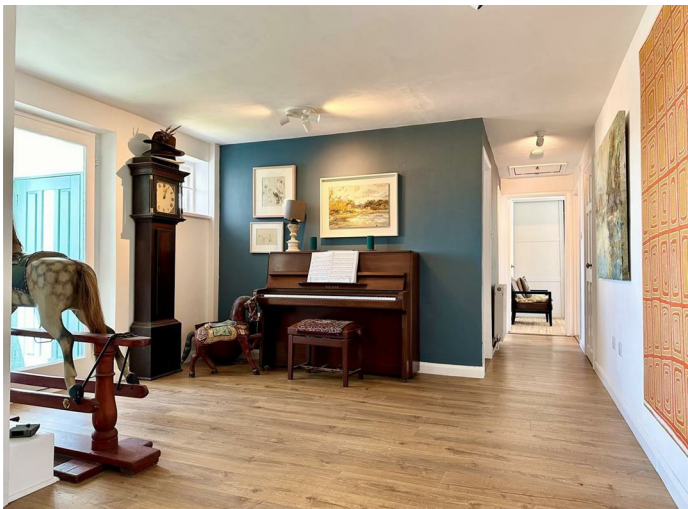




Situated in an elevated position is this recently renovated three bedroom detached bungalow which enjoys fabulous views towards the North Helford River, Gweek boat yard and countryside beyond. Freehold. Council Tax Band D. EPC E48.



## THE PROPERTY

A three bedroom detached bungalow which has been recently renovated throughout and is located in the picturesque village of Gweek. This delightful property boasts open plan living accommodation, new kitchen and bathroom and fabulous views towards the boat yard, North Helford River and countryside beyond.

From the entrance porch, a door leads to the entrance area which is open to the living room/dining room and kitchen. From the kitchen a door leads to the enclosed private garden with patio area for dining out and well stocked plants/shrubs and a shed. From the entrance area, doors lead to three bedrooms, a family bathroom and a useful storage cupboard.

Built in approximately 1965, the bungalow has been externally rendered and painted elevations, a concrete tiled roof and benefits from UPVC double glazed windows throughout and is warmed by an oil central heating system. The property also benefits from low maintenance plastic soffits and gutters.

One of the standout features of this lovely home is the light living accommodation and the well stocked and private garden with patio area to the rear and countryside views to the front. There is driveway parking for one car. The detached garage has been split with a storage space to the front and workshop at the rear.

## OUTSIDE

There is off road driveway parking for one vehicle, gardens to front and rear and a detached garage. External lighting to front and rear.

## DIRECTIONS

From Helston, drive past the Culdrose airfield, and turn left sign posted St Keverne, follow the road and take the next left signposted Gweek. Once arriving in Gweek, turn right after the second bridge into Meneth and continue until the road bears around to the left passing the seal sanctuary entrance on the right, take the next right which is Cryben and the property can be found a bit further up.

## 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, 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.

## ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

### Entrance Porch

Large UPVC double glazed window to the front enjoying views of the boat yard and countryside beyond. Ceiling light. Radiator. Door to the entrance area.

### Entrance Area 12'4" x 9'10" (3.76m x 3.00m)

A spacious area with wooden laminate flooring. Radiator. Ceiling lights.

### Living/Dining Room 26'9" x 11' (8.15m x 3.35m)

A lovely light and airy dual aspect room with double glazed windows to front and rear. Two radiators. Ceiling lights. TV point and telephone/broadband point.

### Kitchen 12'1" x 8'9" (3.68m x 2.67m)

A selection of base and wall units with quartz work surfaces complemented by tiled splash back. Induction hob with electric oven below and extractor fan above. Stainless steel sink with mixer tap. Inset ceiling lights. Wooden laminate flooring. Double glazed window overlooking the rear patio and garden. Double glazed door to the rear garden.

### Hallway

Wooden laminate flooring. Doors to three bedrooms, the family bathroom and a useful storage cupboard. Loft hatch with loft ladder and boarding.

### Bedroom One 12'6" x 7'6" (3.81m x 2.29m)

Built in fitted wardrobes across one wall. Wooden laminate flooring. Radiator. Ceiling light. Double glazed window to the rear.

### Bedroom Two 12'5" x 8'9" (3.78m x 2.67m)

Wooden laminate flooring. Radiator. Ceiling light. Double glazed window to the front with fabulous views towards the boat yard and countryside.

### Bedroom Three 8'10" x 6'11" (2.69m x 2.11m)

Double glazed window to the front with views towards the boat yard, head of the Helford river and countryside. Wooden laminate flooring. Radiator. Ceiling light.





**Bathroom**

A fully tiled room comprising low level WC, wash hand basin with mixer tap and drawers below and mirrored cabinet above. Panelled bath with mixer tap and shower attachment. Heated towel radiator. Extractor fan. Shaver socket. Inset ceiling lights. Double glazed window to the rear.

**Garage (not measured)**

Up and over garage door. Power and light. The rear of the garage has been split to create a workshop and is accessed separately from the rear garden.

**TENURE - Freehold****COUNCIL TAX BAND D****EPC E48****SERVICES**

Mains electricity, mains water, mains drainage and oil fired central heating system.

For Broadband and telephone services please visit [Ofcom.org.uk](http://Ofcom.org.uk).

**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.