



23 Meneth



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Gweek, Helston, TR12 6UW

Constantine 3 miles Helston 4 miles Falmouth 11 miles

Merri Development presents two eco-friendly properties with an impressive A energy rating and outstanding riverside views.

- Stunning Waterside Views
- Eco Friendly Design
- Premium Insulation
- Renewable Energy
- Electric Vehicle Charging Point
- Close to Village Amenities
- Freehold
- Council Tax Band TBC

Guide Price £520,000

SITUATION

Coming soon! Call today to discover more and register your interest in this fantastic, exclusive, well-built, modern riverside development.

The popular village of Gweek is at the head of the tidal Helford River. Gweek's local amenities include a post office/shop, active boat yard and Black Swan Inn - all supplemented by the historic town of Helston about 5 miles to the north-west. 23 Meneth is ideally positioned to access the fine South Cornish coastline including the Helford River, the Lizard Peninsular and the harbour town of Falmouth.



DESCRIPTION

Merri Development presents two eco-friendly properties with an impressive A energy rating. Enjoy optimal insulation and eco-conscious living with a 10kW air source heat pump, solar voltaic panels, and a 5kW battery backup system. Experience comfort with underfloor heating downstairs and radiators upstairs, complemented by bifold doors leading to a patio and a flat, tree-lined garden.

The front patio doors open to a balcony with glass balustrades and secure storage below. The kitchen boasts quartz stone worktops and integrated appliances. Oak flooring on the ground floor, carpeted upstairs. Main bedroom with built-in storage, a bathroom with a separate bath and shower, and a spacious second bedroom.

OUTSIDE

Off-road parking for two cars and an electric vehicle charging point completes this eco-conscious living experience. Bifold doors from the dining area leads to a rear patio and a flat, tree-lined garden.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

SERVICES

Mains Electric and Drainage
Air Source Heat Pump
Solar Voltaic Panels with 5kW Battery Storage

DIRECTIONS

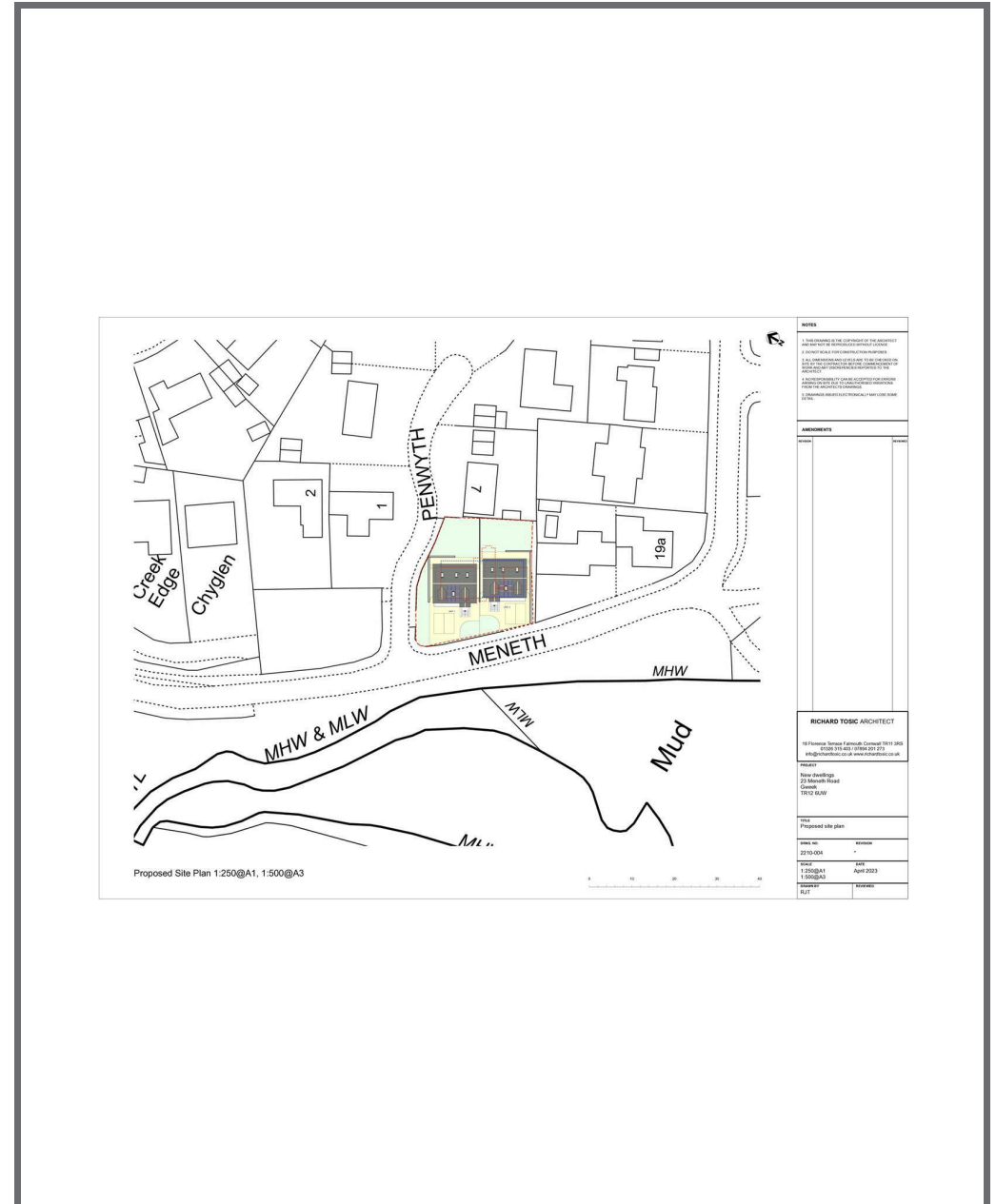
When driving into Gweek from the Helston direction drive through the village, over the bridge and turn right immediately on to Meneth. After 100m the properties will be on the left, marked by a Stags board.

AGENTS NOTES

Please note that as the property is empty some images have had furniture dressed via AI Technology.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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