



## 20 Penbothidno, Constantine, Falmouth, TR11 5AT

Guide Price £240,000

A 3 bedroom mid terrace house requiring a programme of refurbishment, benefiting from a particularly large rear garden, lawned front garden, and far-reaching elevated views over miles of countryside to the front elevation. This property, located within the desirable village of Constantine, will no doubt be of great appeal to an array of buyers, and we therefore strongly recommend a viewing is arranged without hesitation to avoid disappointment. We understand the property has a Section 157, whereby ex-local authority houses can only be sold to prospective purchasers who have lived or worked in Cornwall for the last 3 years.

### Key Features

- Mid terrace house
- Desirable village location
- 3 bedrooms
- Early viewing recommended
- Requiring refurbishment
- Front and rear gardens
- Countryside views
- EPC rating E







## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Ceiling light, doors to inner hallway and WC.

### INNER HALLWAY

Ceiling light, wall-mounted smoke alarm, uPVC window, stairs leading to the first floor, doors to kitchen and living room.

### WC

Low flush WC, tiled flooring, ceiling light, uPVC double glazed window.

### LIVING ROOM

Ceiling light, dual aspect uPVC double glazed windows, fireplace with tiled surround and timber mantel, TV aerial point, storage cupboard.

### KITCHEN

Low level cabinets, roll-top worksurface with with chrome sink, drainer, and mixer tap. Space and plumbing for washing machine, uPVC double glazed window to rear aspect. Wall-mounted shelving, storage cupboard with shelving, door to rear porch. Ceiling light, strip light, vinyl wood-effect flooring,

### REAR PORCH

Continuation of vinyl wood-effect flooring, electric fuse board and meter, door leading to storage cupboard with built-in shelving. Ceiling light, obscure uPVC double glazed door to the rear garden.

## FIRST FLOOR

### LANDING

Timber balustrade, ceiling light, uPVC window to rear, loft hatch. Doors to all three bedrooms and the family bathroom.

### BEDROOM ONE

Ceiling light, uPVC double glazed window to front aspect, radiator. Internet point, wardrobe with shelving and hanging rail.

### BEDROOM TWO

Ceiling light, uPVC double glazed window to rear aspect.

### BEDROOM THREE

Ceiling light, radiator, uPVC double glazed window to front aspect.

### FAMILY BATHROOM

White three piece suite comprising low flush WC, wash hand basin and bath with electric shower and tiled splashback. Vinyl wood-effect flooring, ceiling light, radiator, obscure uPVC double glazed window.

## THE EXTERIOR

### REAR GARDEN

Timber framed single paned door to rear patio, large single block storage room with power and pendant light. Large lawned garden rising to a gentle slope, open hardstanding area, metal washing line poles, old concrete coal store, outdoor tap, wooden shed with dual aspect single glazed windows. Please note, there is shared side access with the neighbouring property to the rear garden.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity and drainage are connected to the property.

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### AGENT'S NOTE

We understand there is a Section 157 restriction on the property which means buyers must have worked or lived in Cornwall for the last 3 years.

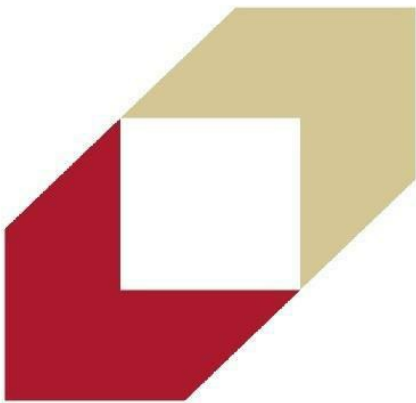
### VIEWING

By telephone appointment with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.









Floor plan awaited