

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, detached character property just off the centre of the popular village of St Keverne.



This character property is in a tucked away position just off the square and benefits from oil fired central heating, parking and a garage.

The accommodation in brief, comprises entrance porch, living/dining area with French doors leading out onto the garden, fitted kitchen and a generous bathroom. To the first floor there are three good size bedrooms.

To the outside there is a driveway with parking, garage and a lovely enclosed courtyard garden to the rear.

St. Keverne which is situated on the eastern side of the Lizard Peninsula has a good range of amenities catering for everyday needs including a post office, doctors' surgery, restaurant, general stores, two public houses, church, primary school and butcher.

The village is also home to a well regarded brass band, situated within miles of open countryside and the coast is close at hand. The more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE PORCH

With tiling to the floor and glazed panel door to

LOUNGE/DINER 7.9M X 4.16M NARROWING TO 2.8M (25'11" X 13'7" NARROWING TO 9'2")

With wood burner set on tiled hearth, under stairs storage cupboard, beamed ceiling, glazed French doors leading out onto the garden and two windows to the front aspect. The room is lit by a mixture of wall and ceiling lights. Door to

KITCHEN 3.39M X 2.86M (MAXIMUM MEASUREMENTS. (11'1" X 9'4" (MAXIMUM MEASUREMENTS.)

With vaulted ceiling with large skylight, a wood fitted kitchen with worktops that incorporate a one and a half bowl stainless steel sink drainer and mixer tap over, a ceramic hob and tiled splashbacks. Base and drawer units under with wall units over, built in appliances include a washing machine, dishwasher, oven and microwave, space is provided for a fridge/freezer. There is tiling to the walls and the room houses the oil boiler. Two windows and glazed door to the courtyard garden.

BATHROOM 3M X 3M (9'10" X 9'10")

A generous room with wood panel bath with tiled splashback, glazed walk in shower cubicle with tiled splashback and electric shower over. Pedestal wash hand basin, close coupled w.c., extractor, tiling to the floor, beamed ceiling and window to front aspect.

FIRST FLOOR LANDING

Door to

BEDROOM ONE 4.26M X 4.24M (13'11" X 13'10")

With a canopied ceiling and windows to both front and rear aspect.

BEDROOM TWO 3.58M X 3.3M (11'8" X 10'9")

With canopied ceiling, windows to the front and side aspects and steps lead up to a cupboard with further steps leading to the loft space.

BEDROOM THREE 4.3M X 2.95M (14'1" X 9'8")

With canopied ceiling, several storage cupboards and window to side aspect.

OUTSIDE

A gated entrance leading to a brick paved driveway with parking that in turn leads to the

GARAGE

With up and over door, power, light and further door to the rear which houses the oil tank, and door to the garden.

COURTYARD GARDEN

A gate leads from the driveway to the enclosed courtyard garden. A lovely space enclosed by mature hedging giving good degrees of privacy and beds housing mature plants and shrubs. There is brick paved seating area with doors leading back to both the lounge and kitchen.

SERVICES

Mains water, drainage, electricity.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

Upon entering the village of St Keverne turn left at the square and take the next left into Commercial Road. The property will be found a short distance along on the left hand side and is identifiable by our for sale board.

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

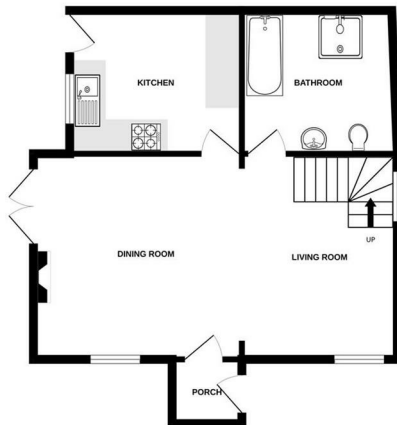
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

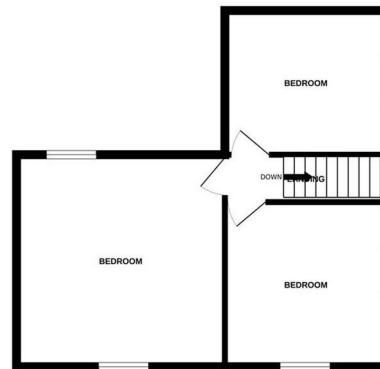
20th July 2023

THE STUDIO COMMERCIAL ROAD, ST. KEVERNE, TR12 6LY PRICE GUIDE £324,950

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

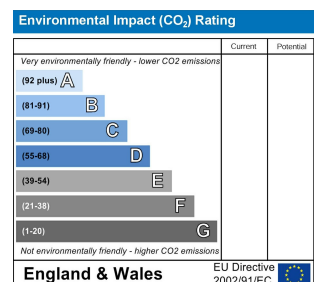
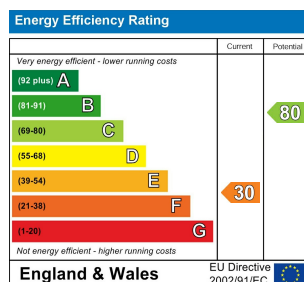
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan C2023

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OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com