

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two/three bedroom semi detached property in a well regarded residential address in the popular village of St Keverne.



Having been much enhanced during the current owners tenure, the property, tastefully decorated offering versatile accommodation has a modern airy feel. The residence benefits from double glazing and LPG gas central heating and has a nice cul-de-sac location.

In brief, on the ground floor the accommodation comprises entrance hallway, lounge, nicely fitted kitchen, newly installed bathroom and a dining room/bedroom three. To the first floor there are two good size bedrooms, one of which has a skylight with a view over other properties with the sea at Falmouth in the distance and the master bedroom has a beautifully appointed en suite shower room.

To the outside there is a driveway with parking, an attached garage and gardens to the front and rear, the latter of which is nicely enclosed.

The property is situated in the highly regarded village of St. Keverne which is situated on the eastern side of the Lizard Peninsula. It has a good range of amenities catering for everyday needs including a post office, doctors surgery, general stores, two public houses, church, primary school and butchers. There are 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)

##### FEATURED GLAZED DOOR TO

##### ENTRANCE HALLWAY

With wood effect laminate flooring, generous under stairs storage cupboard, spotlight arrangement and door to the rear garden. Door to

##### LOUNGE 4.1M X 3.55M (13'5" X 11'7")

Having a window to the front aspect with views past other properties with the sea in the distance. The room is lit by a series of downlighters.

##### KITCHEN 3.32M X 2.10 (10'10" X 6'10")

A nicely appointed cream kitchen with builders block wood effect worktops that incorporate a one and a half bowl sink drainer and Hotpoint ceramic hob with stainless steel hood over. There is attractive tiled splash backs and a mixture of base and drawer units under, wall units over, built in stainless steel Neff oven and spaces are provided for a dishwasher and fridge/freezer. There is a window to the front aspect and wood effect laminate flooring.

##### DINING ROOM/BEDROOM THREE 2.97M X 3.38M (9'8" X 11'1" )

With wood effect laminate flooring and a window to the rear aspect.

##### BATHROOM 2.26M X 1.82M (7'4" X 5'11")

Beautifully appointed room with a suite that comprises a P shaped bath with shower over with large drencher head and glass screen. Wash hand basin set into a vanity unit with storage under, dual flush w.c., attractive tiling to the walls and floor, extractor, obscured window to the rear aspect and the room is lit by a series of downlighters.

A turning staircase leads to the first floor landing with doors to

##### BEDROOM ONE 4M X 3.38M (LIMITED EAVES HEAD ROOM) (13'1" X 11'1" (LIMITED EAVES HEAD ROOM))

Having a large skylight, built in wardrobe and integral bespoke drawer units built into the eaves.

##### EN SUITE SHOWER ROOM

With walk in tiled shower cubicle with glazed door and large drencher head, wash hand basin set into a vanity unit with storage under and tiled splashbacks with feature lit mirror over, concealed cistern w.c., shelf with feature lighting over, shaver/toothbrush socket, tiling to the floor and the room is lit by a number of downlighters.

##### BEDROOM TWO 4.12M X 3.15M (13'6" X 10'4")

With a large skylight which enjoys a view out over other properties onwards to the sea at Falmouth in the distance.

##### OUTSIDE

A lawned area to the front with a driveway with parking that leads to the -

##### GARAGE 4.9M X 3.02M (16'0" X 9'10")

Having wooden doors with glazing, power, light, plumbing for washing machine with a service door to the rear garden.

## REAR GARDEN

The back garden is enclosed by fencing and offers good degrees of privacy with a lawn and patio seating area.

## SERVICES

Mains electricity, water and drainage.

## 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

From Helston take the road to The Lizard and at the roundabout at the end of the Culdrose Airfield turn left signposted St Keverne. Follow this road down into the valley and up to the next mini roundabout and turn right towards St Keverne. Follow this road across Goonhilly Downs and on into St Keverne village. As you enter St Keverne turn left into Doctors Hill and the property will be found on the left hand side.

## COUNCIL TAX BAND

Band C

## ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

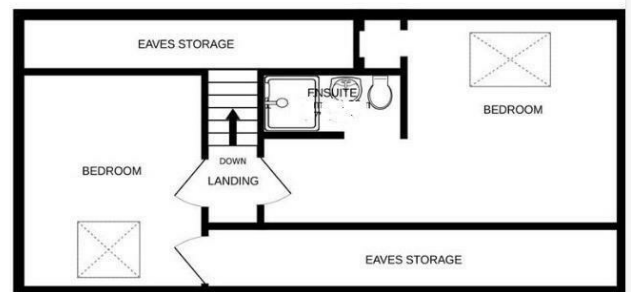
## PROOF OF FUNDS - PURCHASERS

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

26th January 2024

# 12 DOCTORS HILL, ST. KEVERNE, CORNWALL, TR12 6UX PRICE GUIDE £290,000



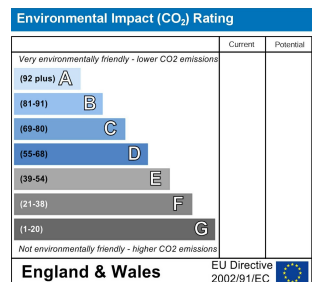
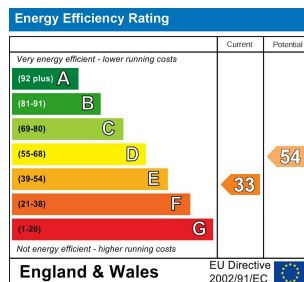
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