

CHRISTOPHERS

ESTATE AGENTS



Situated in a favoured area within the ever popular village of Constantine is this appealing two bedroom detached bungalow with a lovely garden and rural outlook to the rear.



Trebarvah Close is a pleasant residential area, located just moments from the highly regarded rural village of Constantine and is handily placed for access to local amenities. Situated near the head of the cul de sac, this detached two bedroom bungalow sits within a generous and relatively level plot with driveway parking, a garage and gardens to the front and rear.

A real feature of the property is the deceptively large rear garden, beyond which a pasture field provides a fitting, serene, rural backdrop. A large patio area would seem an ideal place in which to sit out and relax whilst enjoying the relative calm and tranquility of the rural scene beyond.

Presented in good internal order the residence has a light and welcoming lounge, a striking and contemporary fitted kitchen, a modern and well appointed shower room and two double bedrooms.

The property benefits from modern electric heating and double glazing.

The accommodation comprises an entrance hall, lounge, kitchen / dining room, a walk in pantry, a utility area, a shower room, and two bedrooms.

Constantine is a thriving and sought after village which has a very active community and boasts a full range of everyday facilities. These include a doctor's surgery, well regarded primary school, St Constantine's parish church, two village shops (one housing a specialist and popular wines and spirits store) and two village public houses; namely The Cornish Arms and the ever popular Trengilly Wartha, which is located a short distance away. The village has a number of clubs and societies for residents to enjoy together with The Tolmen Centre which is a popular community hall hosting a variety of events.

The village is in a rural location and is conveniently situated between the historic market town of Helston and the port of Falmouth. Both of these towns offer comprehensive amenities with national stores, cinemas, public houses, restaurant and sports facilities. The magnificent sailing waters of the Helford River, with Falmouth Bay beyond, are in close proximity, as is Port Navas Creek and sailing club. The village of Gweek, set at the navigable head of the Helford river, is some three miles distant. Just a short drive away is the Lizard Peninsula with its rugged coast, stunning beaches and cliff-top walks all set within an area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step up and part glazed front door to

ENTRANCE HALLWAY

A generous 'L' shaped space, with a loft hatch to the roof space, a door to the airing cupboard which houses a hot water cylinder with slatted shelving and a storage cupboard beneath, a window with an outlook to the front aspect and doors off to all internal rooms.

LOUNGE 4.19M X 3.35M (13'9" X 11')

A nicely presented dual aspect room, enjoying a sunny outlook to the front garden and driveway.

KITCHEN/DINING ROOM 4.70M X 2.87M MAXIMUM MEASUREMENTS (15'5" X 9'5" MAXIMUM MEASUREMENTS)

A beautifully appointed and comprehensive fitted kitchen, incorporating a one and a half bowl sink unit with a mixer tap over and a ceramic induction hob with an extensive range of high gloss drawers and storage cupboards under and wall units over. Refinements include a corner carousel unit, a large pull-out larder style cupboard and further useful pull-out drawers and display shelves. Integrated appliances include a dishwasher, fridge and an electric oven, whilst there is partial tiling to the walls, stylish floor tiling and a service door to the utility area. A large window provides a lovely outlook to the rear garden and field beyond. Door to

WALK IN PANTRY

Currently utilised as a home office and storage space the room has a continuation of the tiled flooring, shelving and a frosted glass window to side aspect.

UTILITY ROOM 2.44M X 1.75M (8' X 5'9")

A very useful area being triple aspect with windows to the side pathway and rear garden. Spaces are provided for a washing machine, a tumble dryer, and a freezer, whilst there is an electric consumer unit and a UPVC door to the side path.

BEDROOM ONE 3.96M X 3.20M INCLUDING BUILT IN WARDROBES (13' X 10'6" INCLUDING BUILT IN WARDROBES)

A comfortable double bedroom with useful, built-in wardrobes, one with mirrored doors with hanging rails and one with a hanging rail with a storage shelf above. The room enjoys a twin outlook towards the front garden and side.

BEDROOM TWO 4.27M X 2.87M (14' X 9'5")

A double bedroom with a pleasant outlook towards the rear garden and field beyond.

SHOWER ROOM 2.87M X 1.42M (9'5" X 4'8")

Nicely appointed with a white suite, comprising a close coupled w.c, a wash hand basin set into a vanity style unit with storage under and a mixer tap over and a generous, tiled, walk-in shower with glass side screen and an electric shower. There is an extractor fan, a ladder style chrome towel rail, a down-flow heater, polished floor tiling, tiling to the walls and a frosted window to the rear.

OUTSIDE

A driveway with parking for a couple of vehicles leads on to the garage, whilst a pathway leads to the front door and, in turn, to side gate which leads on to the utility area and rear of the property.

GARAGE 6.10M X 2.44M (20' X 8')

With an up and over door, power and light, a workbench, a working top surface with useful drawers and cupboards under, a window to the side aspect and a service door to the rear garden.

GARDEN

The front garden comprises an area of lawn with display borders, playing host to a range of shrubs and plants with mature hedging to the front enhancing the privacy of the residence. Enjoying a lovely rural outlook across the adjoining agricultural field, the rear garden is neatly enclosed with mature hedging at the border with specimen trees, plants and shrubs. There is a large patio area which leads on to a generous expanse of rear lawn, an adjacent greenhouse, a shed and a compost area, whilst there is also an outside tap.

SERVICES

Mains electricity, water and private drainage.

AGENTS NOTE

We are advised by our owners that the built-in wardrobes in bedroom one will form part of the sale.

VIEWING

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

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

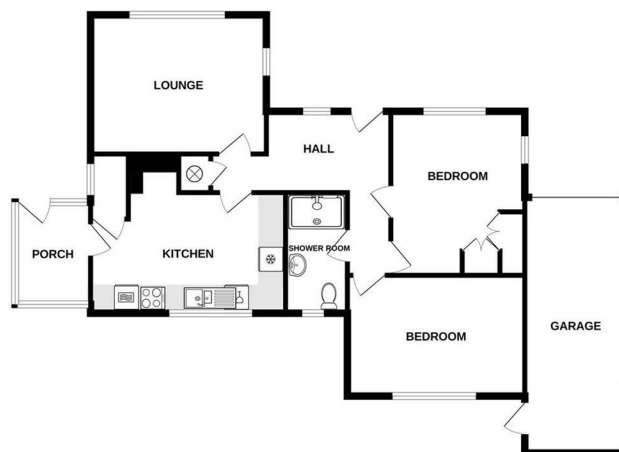
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

6th February 2024

13 TREBARVAH CLOSE, CONSTANTINE, CORNWALL, TR11 5AQ PRICE GUIDE £375,000

GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, square and any other areas 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
			80
		42	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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