

CHRISTOPHERS

ESTATE AGENTS



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



This character property is located just a short walk from the centre of the popular rural village of St Keverne.

In brief, the accommodation comprises on the ground floor a hallway, sitting room, dining room and kitchen/breakfast room. To the first floor is the bathroom and there are three bedrooms with the master having a dressing room.

To the outside of the property the garden area is to the side and to the front of the property there is a single parking space.

The property is situated to be within a relatively level walk to the main amenities of St Keverne which include a post office, general stores, butchers, two public houses, church and primary school. The doctors surgery is also close by. St Keverne itself is within easy access to the coast with the iconic coastal village of Coverack being just two miles away and more comprehensive ranges of amenities are some ten mile distant within the market town of Helston which includes national stores, cinema, sports centre with indoor swimming pool and a sixth form college.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

OPEN ENTRANCE

With obscured half glazed UPVC front door opening to

HALLWAY

Staircase with half landing to first floor and doorways off to

SITTING ROOM 3.56M X 3.23M (11'8" X 10'7")

Having a tiled open fireplace with slate hearth, open display shelving, window to the front aspect, Sun House night store heater and laminate flooring.

DINING ROOM 4.04M X 3.43M (13'3" X 11'3")

Window with window seat to the front aspect, beamed ceiling, open display shelving with cupboard under, understairs storage cupboard, Sun House night store heater and door to

KITCHEN/BREAKFAST ROOM 4.65M X 1.93M (15'3" X 6'4")

Comprising single drainer stainless steel sink unit with cupboards under, additional base and drawer units under, roll top worktop, plumbing and space for washing machine, space for a fridge and cooker. There is a Zanussi extractor hood over, storage cupboard, tiled floor, electric heater, window to the rear aspect, obscured half glazed door to

OPEN PORCH

External courtesy light.

LANDING

Built in storage cupboard, Sun House night store heater, access to the loft space and doorways off to

BEDROOM ONE 3.81M X 2.79M (12'6" X 9'2")

Window to the front aspect with doorway to

DRESSING ROOM 1.93M X 1.83M (6'4" X 6')

Window to the side aspect and electric heater. This room lends itself to a variety of uses.

BEDROOM TWO 3.48M X 2.92M (11'5" X 9'7")

Window to the front aspect.

BEDROOM THREE 2.01M X 1.96M (6'7" X 6'5")

Window to the front aspect.

BATHROOM 2.49M X 1.55M (8'2" X 5'1")

Accessed from the half landing. Paneled bath with shower tap attachment and tiled surround. Pedestal wash hand basin with tiled surround, low level w.c., towel rail, toiletry shelving, laminate flooring, obscured window and inset lighting.

OUTSIDE

The main garden area is to the side of the property and measures approximately 30' x 25'. There is an outside water tap.

PARKING

There is a single parking space to the front of the property.

AGENTS NOTE

We are advised by the vendor that a single garage (approx' 20'2"x 13'9") is located approximately a five minute walk from the house itself and could be made available by separate negotiation.

SERVICES

Mains electricity, water and drainage.

VIEWING

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 continue down the hill towards to the village and the butchers shop can be located on the right hand side. Just past this butchers shop and on the left hand side is the property which is identifiable by our for sale board.

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

13th February 2024

THE OLD POLICE HOUSE HIGH STREET, ST KEVERNE, TR12 6NN PRICE GUIDE £285,000

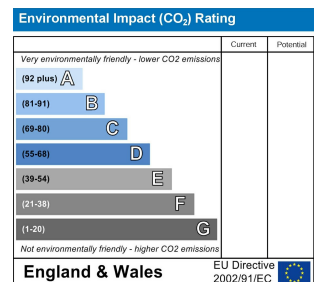
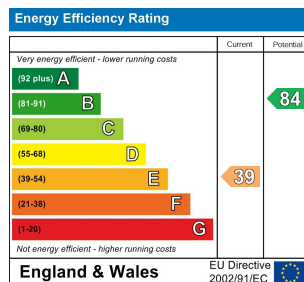
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