

# CHRISTOPHERS

ESTATE AGENTS



Situated in a favoured area within the ever popular village of Constantine, is this two/three bedroom detached bungalow with a nicely enclosed garden and rural outlook to the rear.



Trebarvah Close is a pleasant residential area, located within the highly regarded rural village of Constantine and handily placed for access to local amenities. Sitting in a relatively level plot, the bungalow has scope to provide a third bedroom or separate dining room to suit and benefits from double glazing and oil fired central heating.

Whilst the residence would benefit from some updating and refurbishment in places, it does offer the basis of comfortable living in a sought after semi rural location. Particular highlights include the wood burning stove in the sitting room for those cosy nights in, whilst the rear of the property has a well established garden which enjoys a lovely rural outlook across the adjacent field.

The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms, dining room/bedroom three, shower room and a utility area. There is a driveway with parking that leads on to the garage and there are gardens to both front and rear.

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 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 clifftop walks all set within an area of outstanding natural beauty.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### STEP UP TO

Part glazed composite door to

##### ENTRANCE HALL 4.70M IN LENGTH (15'5" IN LENGTH)

With loft hatch to roof space (we are advised this is boarded out) and doors off to all internal rooms.

##### LOUNGE 3.89M X 3.45M INCLUDING FIREPLACE (12'9" X 11'4" INCLUDING FIREPLACE)

A light dual aspect room with stone fireplace and surround, wooden mantle and slate hearth housing a woodburning stove, providing a lovely focal point for the room. There is a large window looking out to the front garden and a window to the side aspect.

##### BEDROOM ONE 3.76M X 3.15M (12'4" X 10'4")

Double bedroom with large window with outlook to front.

##### BEDROOM TWO 3.76M X 2.57M (12'4" X 8'5")

With window to side aspect.

##### DINING ROOM/BEDROOM THREE 3.15M X 2.57M (10'4" X 8'5")

A dual aspect room with window enjoying a lovely outlook to the rear garden and field beyond and a window to the side aspect.

##### SHOWER ROOM

With a suite comprising a low level w.c, pedestal wash handbasin and a large shower cubicle with easy clean surfaces, housing a thermostatic shower. There is a mirrored medicine cabinet, an extractor fan, an obscure glazed window to the rear, tiling to the walls and attractive wood effect tiling to the floor.

##### KITCHEN 3.81M X 3.05M MAXIMUM MEASUREMENTS INC CUPBOARD (12'6" X 10' MAXIMUM MEASUREMENTS INC CUPBOARD)

Comprising a fitted kitchen with working top surfaces incorporating a one and a half bowl wash handbasin with drainer and an electric hob (with hood over), together with a wide range of cupboards and drawers under and wall units over. There is an integrated electric oven, spaces for a fridge/fridge freezer, tiled splash backs, display units with glass shelving and a spotlighting arrangement. A large window to the rear enjoys a pleasant outlook over the garden and field beyond, whilst there are two storage cupboards with shelving and an electric consumer unit. There is an oil fired boiler and a door to

##### UTILITY HALLWAY

With tiling to the floor, opening to utility area (with plumbing for a washing machine), a service door to the front driveway and a sliding door to

##### GARAGE 6.12M X 3.05M (20'1" X 10')

With up and over door, power and light, window to rear aspect and service door to rear garden.

#### OUTSIDE

A driveway offers parking for a number of vehicles and leads on to the garage. The front garden is partly enclosed with established shrubs and plants at the borders and has been designed with ease of maintenance in mind. Pathways lead around the side of the residence to the rear garden. This is neatly enclosed by a Cornish hedge with mature plants, trees and shrubs at its borders including fuchsia, camellia & hydrangea. Enjoying reasonable degrees of privacy the garden is laid largely to lawn with a patio area enjoying a pleasant rural outlook to the field beyond. There is a shed, summer house, greenhouse, an outside tap and an oil tank.

#### SERVICES

Mains electricity, water, private 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

Opposite the entrance to Constantine primary school, turn into Trebarvah Close and the property will be found after a short distance on your left hand side.

#### MOBILE AND BROADBAND

#### 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

4th July 2024

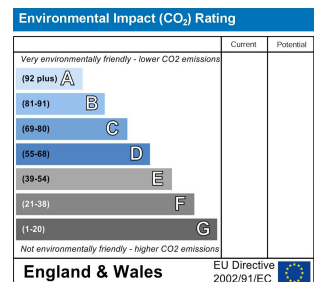
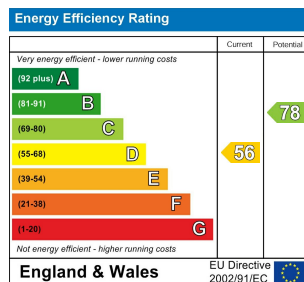
# 9 TREBARVAH CLOSE, CONSTANTINE, CORNWALL, TR11 5AQ PRICE GUIDE £357,500

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