

CHRISTOPHERS

ESTATE AGENTS



A two bedroom bungalow with open plan living space and gardens to front and rear. With a useful outhouse and off road parking moments from the beach.



Put down roots by the Cornish sea, this two bedroom property offers the opportunity to create the perfect seaside home, just moments from the beach. Whilst it would benefit from some updating works this property offers the basis of a super home. With accommodation comprising a spacious open-plan living area and kitchen that flows into a sun room offering an ideal space for both relaxing and entertaining. There are two bedrooms with the master being particularly generous and a shower room.

With gardens to the front and rear, there is plenty of outdoor space to enjoy the coastal breeze, while off-road parking, a huge asset in this location, adds day to day convenience. Do not miss this chance to create your dream home by the sea or acquire a coastal investment.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

SUN ROOM 2.49M X 2.39M (8'2" X 7'10")

With tiled floor and timber double glazed windows to rear and both sides. Space and plumbing for washing machine and glazed door to -

OPEN PLAN KITCHEN/LIVING AREA

KITCHEN AREA 2.49M X 2.18M (8'2" X 7'2")

With linoleum floor tiles. Fitted with base and wall units with work surfaces over, spaces for cooker, under counter fridge and under counter freezer. Stainless steel sink and drainer with mixer tap and borrowed light window to rear into the sun room. Open plan to -

LOUNGE/DINING ROOM 5.87M X 3.30M (19'3" X 10'10")

With window to rear overlooking the garden, doors to both bedrooms and shower room.

BEDROOM ONE 6.17M X 2.36M MAX, REDUCING TO 1.63M MIN (20'3" X 7'9" MAX, REDUCING TO 5'4" MIN)

With window to the front.

BEDROOM TWO 2.31M X 2.11M (7'7" X 6'11")

With window to the front.

SHOWER ROOM 3.38M X 1.50M (11'1" X 4'11")

With tiled cubicle housing Triton T80 electric shower, pedestal wash handbasin and W.C., and extractor. With obscured window to the side.

OUTSIDE

Arrive and park on the paved parking area at the front of the property. From here continue via the lawned front garden, along a path leading to the rear of the property. The front garden is laid to lawn with established trees and shrubs including two palm trees. The rear garden offers a secluded area with a patio seating area which, in turn, leads on to the lawned garden with established plants and flowers. There is a useful outhouse and a small greenhouse. As previously mentioned the garden enjoys a good degree of privacy and is a lovely place to sit and relax whilst listening to the waves rolling on to the shore.

SERVICES

Mains electricity, water and drainage.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

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

Leave Helston heading towards Penzance on the A394. Turn left at Germoe Cross Roads signposted Praa Sands, follow the road into Praa Sands, passing the shops on your right hand side. Continue towards the beach until the property is seen immediately after the large car park on your left hand side.

COUNCIL TAX

Council Tax Band B.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - 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

15th October, 2024.

SUNHOLME, 5 SANDY COVE BUNGALOWS CASTLE DRIVE, PRAA SANDS, TR20 9TG PRICE GUIDE £285,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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