



10 Penmeneth, Trewennack, TR13 0PU

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

10 Penmeneth

- THREE BEDROOM DETACHED BUNGALOW
- VILLAGE LOCATION
- GARAGE AND DRIVEWAY
- COUNTRYSIDE VIEWS
- GARDENS TO THREE SIDES OF THE PROPERTY
- OIL FIRED CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND C
- EPC - 59 - D

Situated in the rural Cornish hamlet of Trewennack, close to the market town of Helston, is this three bedroom, detached bungalow. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and enjoys views to open countryside. To the outside there is a driveway which leads to a garage and pleasant gardens surround the property on three sides.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, bathroom and three bedrooms.

Trewennack is a rural hamlet a short distance from the market town of Helston. More extensive amenities can be found in the nearby town of Helston with many national stores, supermarkets, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door to;







HALL

With doors to various rooms and access to the loft which is boarded being ideal for storage.

LOUNGE 13'9" x 11' (4.19m x 3.35m)

With outlook to the side and having a feature fireplace with hearth and mantel over (not in working order).

KITCHEN/DINER 19'6" x 9'9" (average measurements) (5.94m x 2.97m (average measurements))

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under. There is a built-in oven and space for a fridge/freezer, fridge and the room houses the boiler. There are partially tiled walls, an island bar and outlook to the side. Door to;

REAR PORCH 9'6" x 4' (2.90m x 1.22m)

Steps down and an outlook with door to the rear garden. There is a tiled floor and space for a washing machine.

BATHROOM

Comprising bath with mixer tap and shower over, close coupled w.c., with concealed cistern and a wash basin with surround and mixer tap over with cupboards under. There is a towel rail and a frosted window to the rear.

BEDROOM ONE 10' x 12' (3.05m x 3.66m)

Outlook to the side, over the garden and across the open countryside.

W.C.

Comprising close coupled w.c. and a pedestal wash hand basin. There are partially tiled walls and a frosted window to the side. There is access to the loft.

BEDROOM TWO 9'3" x 9' (2.82m x 2.74m)

Outlook to the front.

BEDROOM THREE 9' x 8'6" (plus door recess) (2.74m x 2.59m (plus door recess))

Outlook to the front to open countryside.

GARAGE

With up and over door and power.

OUTSIDE

To the outside there is a driveway which leads to a garage and pleasant gardens surround the property on three sides.

AGENTS NOTE

We are advised that the property has private drainage which is shared with a number of other properties within the same cul-de-sac.

SERVICES

Mains electricity and water. Oil fired central heating.

DIRECTIONS

From our office in Wendron Street, proceed up the hill to the end of Godolphin Road and at the double roundabout take the second exit onto the Falmouth Road/B3297. At the next roundabout take the first exit for the Falmouth Road/A394. Turn right into Gweek Lane and then turn right into Penmeneth. The property will be found on the corner indicated by a Christophers for sale board.

VIEWING

To view this property, or any other property we are offering, please call the number on the reverse of the details.





COUNCIL TAX

Council Tax Band C

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/>

ANTI-MONEY LAUNDERING

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

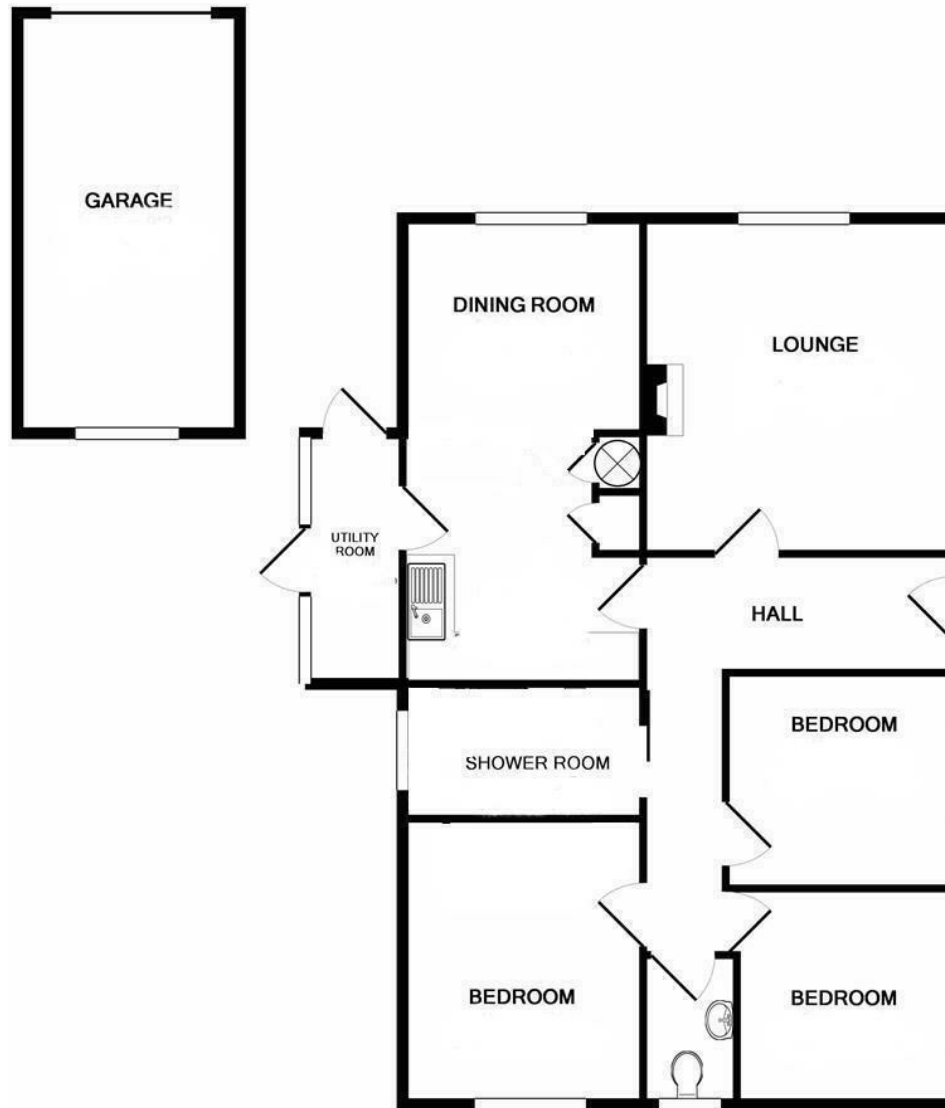
PROOF OF FINANCE - PURCHASERS

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.

14th March 2025.





TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems 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		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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