



Rosslyn Well Lane, St. Keverne, TR12 6LZ

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Rosslyn Well Lane

- CHARMING END OF TERRACE COTTAGE
- CLOSE TO VILLAGE CENTRE
- THREE BEDROOMS
- ENCLOSED GARDEN
- PARKING SPACE
- COUNCIL TAX BAND B
- FREEHOLD
- EPC – Awaited

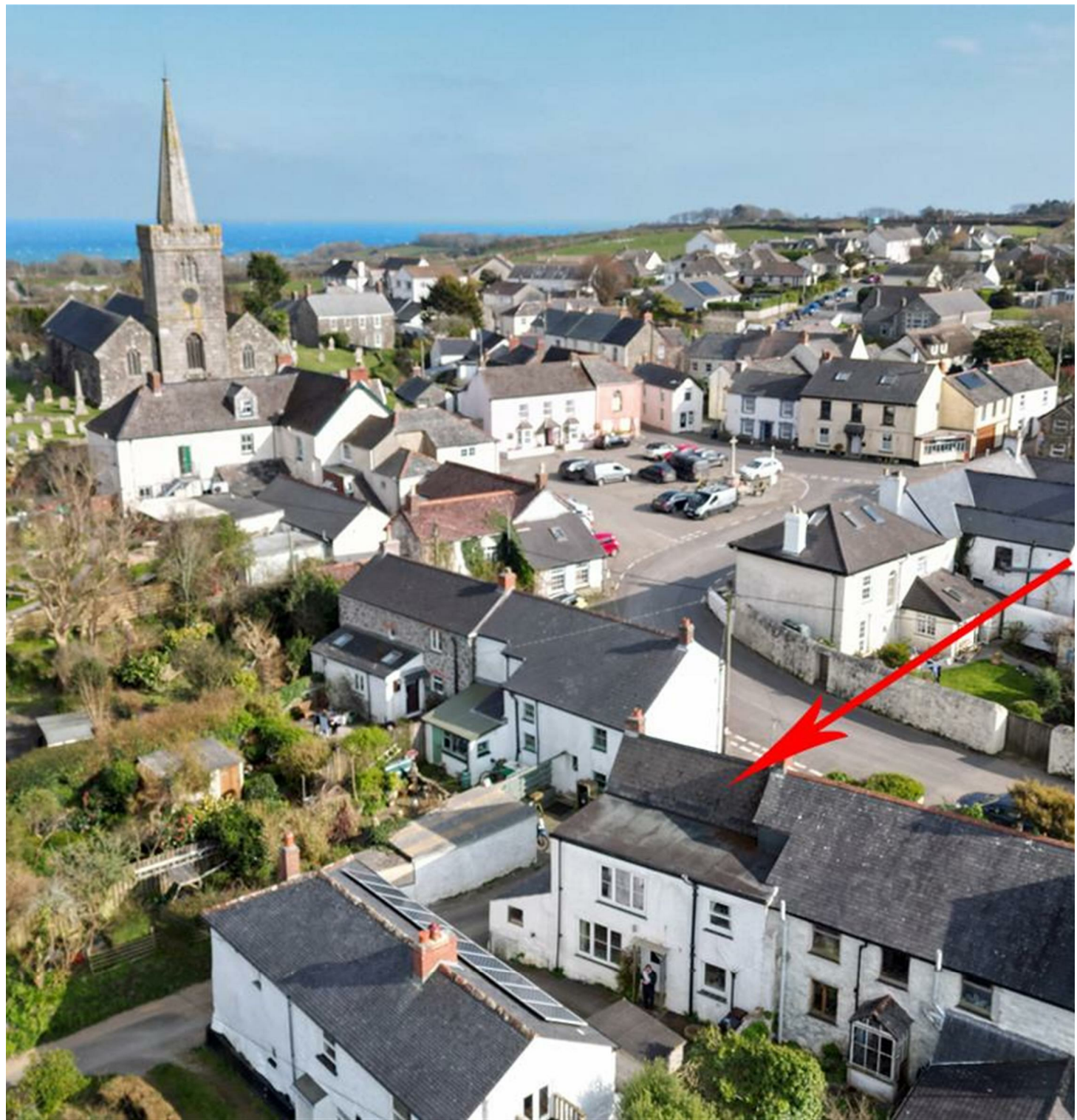
A charming, end of terrace cottage in a tucked away position just off the centre of the popular village of St. Keverne.

The property has many period features and offers the basis of a lovely family home in this vibrant village and benefits from oil fired central heating.

The accommodation, in brief, provides an entrance hallway, lounge/diner with open fireplace, fitted kitchen and rear entrance area. On the first floor there are three bedrooms and a shower room. To the outside of the property there is garden at the front, whilst at the rear is a parking space.

St. Keverne which is situated on the eastern side of the Lizard Peninsula has a good range of amenities catering for everyday needs including a post office, doctors' surgery, restaurant, general stores, two public houses, church, primary school and butcher.

The village is also home to a well regarded brass band, situated within miles of open countryside and the coast is close at hand. The more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance hallway.

ENTRANCE HALLWAY

With beamed ceiling, stairs rising to the first floor and part glazed doorway to an opening on to the lounge/diner.

LOUNGE/DINER 22'5" x 11'9" narrowing to 10'2" (6.85m x 3.59m narrowing to 3.11m)

A pleasant room with beamed ceiling and Victorian style fireplace set on a slate hearth with wood mantel over. There are windows to the front and rear aspect, the latter of which has a window seat arrangement.

KITCHEN 10'11" x 8'1" (3.34m x 2.47m)

With beamed ceiling, Comprising a fitted kitchen with stone effect worktops with tiled splashbacks that incorporate a stainless steel sink drainer. There are a mix of base and drawer units under with wall units over. Spaces are provided for a washing machine, fridge and cooker, window to the rear aspect and tile effect vinyl flooring.

From the lounge, glazed doors lead to a rear entrance area.

REAR ENTRANCE AREA

With beamed ceiling, coat hanging space and part glazed door that leads out on to the rear of the property.

Stairs rise to the first floor landing.

FIRST FLOOR LANDING

With storage cupboard and doors to all other rooms.

BEDROOM ONE 11'11" x 10'1" (3.65m x 3.08m)

With a window to the front and side aspect.

BEDROOM TWO 15'7" x 10'8" narrowing to 8'3" (4.77m x 3.27m narrowing to 2.53m)

With a window to the rear aspect.

BEDROOM THREE 12'7" x 8'3" narrowing to 5'0" (3.86m x 2.52m narrowing to 1.54m)

With a window to the front aspect and loft hatch to the roof space.

SHOWER ROOM

With glazed and tiled walk-in shower cubicle with Triton electric shower over, wash handbasin, close coupled W.C., part tiling to the walls, vinyl flooring, window to the rear aspect, airing cupboard housing the immersion.

OUTSIDE

To the front of the property there is an enclosed garden which is laid to lawn with beds housing mature plants and shrubs. To the rear of the property there is a gated parking space, bed housing shrubs and a useful shed.

BOILER ROOM 21'11" x 6'2" narrowing to 3'11" (6.7m x 1.9m narrowing to 1.2m)

This useful space at the side of the property houses the Grant oil fired boiler as well as the oil tank, has power, light and a water tap.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

Upon entering the village of St Keverne turn left at the square and take the next left into Commercial Road. The property will be found a short distance along on the right hand side and is identifiable by our For Sale board.

VIEWING

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

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/>





COUNCIL TAX BAND

Council Tax Band B.

DATE DETAILS PREPARED

25th March, 2025.

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.





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		
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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