



**12 Parc Halligey, Coverack, TR12 6TS**

£575,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

## 12 Parc Halligey

- DETACHED THREE DOUBLE BEDROOM DORMER BUNGALOW
- VERSATILE ACCOMMODATION INCLUDING A GROUND FLOOR BEDROOM SUITE
- GENEROUS PLOT WITH GARDENS SURROUNDING THE PROPERTY
- PERFECT ACTIVE RETIREMENT HOME
- COUNCIL TAX BAND – TBC
- EPC – B86
- FREEHOLD







An opportunity to purchase a detached, three bedroom dormer bungalow on the outskirts of the highly sought after and picturesque Cornish fishing village of Coverack. This newly constructed property presents a wonderful opportunity to acquire a beautifully finished and contemporary home. The property boasts three generously proportioned bedrooms and has been built by a well regarded local developer. Warmed by air source heat pump underfloor heating and benefitting from double glazing. There is a stylish modern kitchen complete with integrated appliances and beautifully appointed a bathroom and en suite.

To the outside there is a good sized garden which is mainly laid to lawn and there is off road parking for two vehicles. Distant sea views can be enjoyed.

In brief, the accommodation comprises a hall, lounge/diner, kitchen, W.C. and, completing the ground floor, bedroom three with en suite shower room. On the first floor is a bathroom and two bedrooms.

Coverack itself is a Cornish fishing village situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The Cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school.

St Keverne village is a short drive away and has a number of shops, including a butcher's shop and doctor's surgery, whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston, which has more e

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Covered entrance area. With door to hallway

#### **HALLWAY**

A large open hall area with stairs to the first floor, skylight, doors to the W.C., bedroom three, and door to lounge/diner.

#### **LOUNGE/DINER 21'9" x 16'3" (6.63m x 4.95m )**

A dual aspect room with French doors opening on to the rear garden.

**KITCHEN 15'9" x 12'9" max measurements (4.80m x 3.89m max measurements )**

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. An array of built-in appliances include an oven, washing machine, hob with hood over, fridge/freezer, wine chiller and a dishwasher. There is an island with cupboards under, access to the loft space, built-in cupboard which houses a water cylinder and the room has a dual aspect. With French doors opening on to the rear garden.

#### W.C.

Comprising W.C. with concealed cistern, wall mounted washbasin with mixer tap over and cupboards under.

#### BEDROOM THREE 13'9" x 10'9" (4.19m x 3.28m )

A dual aspect room with outlook to the front and side. Door to en suite.

#### EN SUITE

Comprising close coupled W.C., wall mounted washbasin with mixer tap over and cupboards under, walk-in shower cubicle with both rain and flexible shower head. There is a towel rail, partially tiled walls and an obscured window to the side.

#### STAIRS & LANDING

Stairs, with glass balustrade, ascend to the landing.

#### BATHROOM

A suite comprising a W.C. with concealed cistern, wall mounted washbasin with mixer tap over and a bath. There are partially tiled walls, heated towel rail and a skylight.

#### LANDING

With doors to both remaining bedrooms, built-in cupboard and door to the bathroom.

#### BEDROOM ONE 14'6" x 10'9" (4.42m x 3.28m )

A dual aspect room with outlook to the front and rear. There are distant sea views.

#### BEDROOM TWO 14'6" x 9'3" (4.42m x 2.82m )

With an outlook to the front and distant sea views.





## OUTSIDE

The property sits within its generous plot offering gardens which are mainly laid to lawn and an area of off road parking.

## SERVICES

Air source heating. Mains electricity and water.

## AGENTS NOTE ONE

The measurements are taken from number 11 Parc Halligey, Coverack.

## AGENTS NOTE TWO

Please note that internal photographs have been digitally staged for marketing purposes.

## AGENTS NOTE THREE

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee and will be required to achieve an exchange of contracts within six weeks. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. This money will then be deducted from the sale price on completion of the sale.

## WHAT3WORDS

extreme.punchy.landlady

## COUNCIL TAX

Council Tax Band TBC

## 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

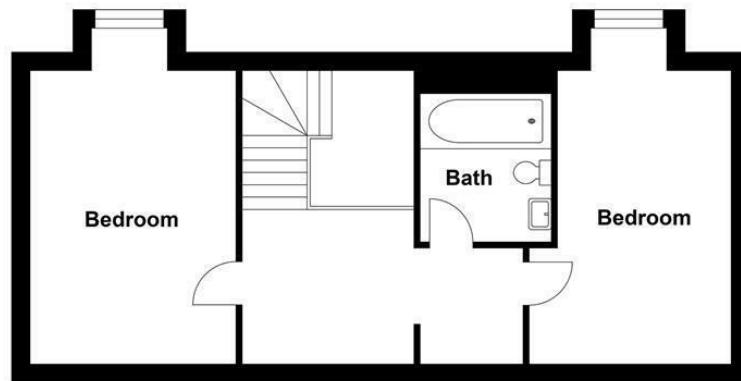
We are required by law to ask all purchasers for verified ID prior to instructing a sale

## PROOF OF FINANCE - PURCHASERS

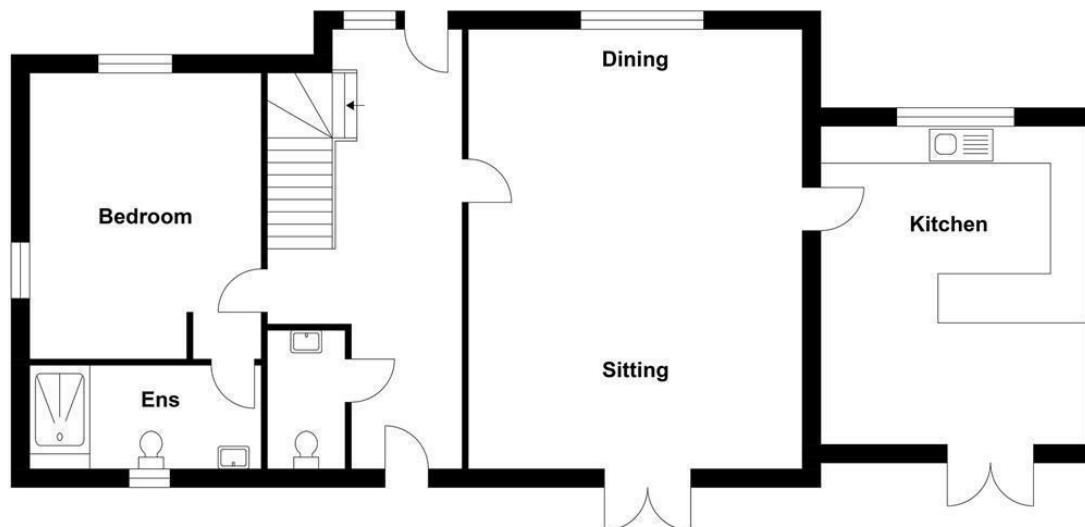
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

2nd September, 2025.



**First Floor**



**Ground Floor**

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(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 charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.



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