



2 GODOLPHIN VIEW BOSENCE ROAD

TOWNSHEND, HAYLE
CORNWALL TR27 6AL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



2 GODOLPHIN VIEW

TOWNSHEND HAYLE
CORNWALL TR27 6AL

SEMI DETACHED MODERN HOUSE

An impressive semi-detached house with 4 double bedrooms, 3 bath/shower roomed accommodation and exceptionally large south facing rear garden.

A wonderful house of exceptional quality.

Ground Floor: entrance hall, cloakroom/wc, fantastic broad kitchen/dining room with double doors to rear garden. Sitting room with doors to garden. Study. Utility room.

First Floor: master bedroom with Juliet balcony and en-suite shower room. Guest bedroom with en-suite shower room. 2 further double bedrooms. Family bath/shower room.

Outside: brick paviour parking for at least 4 cars. Rear sun terrace, long gently sloping rear gardens of over 100' enjoying a bright south westerly aspect with lower paved terrace.

GUIDE PRICE £675,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

2 Godolphin View is an impressive semi-detached house which is situated in a delightful location midway between Helston, Hayle and Penzance enjoying glorious views towards Godolphin Hill. Built in 2018 the house was built with exceptional quality with 4 double bedrooms, 3 bath/shower rooms and an exceptionally large south facing rear garden.

ACCOMMODATION

Ground Floor: entrance hall, cloakroom/wc, fantastic broad kitchen/dining room with double doors to rear garden. Sitting room with doors to garden. Study. Utility room.

First Floor: master bedroom with Juliet balcony and en-suite shower room. Guest bedroom with en-suite shower room. 2 further double bedrooms. Family bath/shower room.

Outside: brick paviour parking for at least 4 cars. Rear sun terrace, long gently sloping rear gardens of over 100' enjoying a bright south westerly aspect with lower paved terrace.

HELSTON

The property is not far from the town of Helston which is an old market town which lies mid way between Falmouth and Penzance. Helston services as the gateway to the Lizard Peninsula. The town has a mixture of Georgian and Victorian architectural properties and has many historic buildings including the Blue Anchor, Angel Hotel and Guild Hall. It is the home of the famous Flora Day and Furry Dance and provides for a wide variety of daily needs including primary and secondary schools, banks, post office, shops and supermarkets. From Helston there is good access to the Lizard Peninsula as well as west Cornwall where there are many fabulous walks and stunning beaches.



HAYLE

Hayle is a popular town which boasts three miles of golden sands and impressive sand dunes. There is easy access to the A30, which is approximately half a mile away. There are primary and secondary schools nearby, along with a wide range of independent shops and supermarkets. St. Ives lies approximately four miles away

and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

W/C



UTILITY ROOM

2.6m x 2.8m (8'6" x 9'2")

STUDY

3.0m x 3.4m (9'10" x 11'1")

SITTING ROOM

4.1m x 5.6m (13'5" x 18'4")

OPEN PLAN KITCHEN/DINING ROOM

3.2m x 5.6m (10'5" x 18'4")

STAIRS LEADING TO; FIRST FLOOR

MASTER BEDROOM WITH EN-SUITE

3.7m x 4.5m (12'1" x 14'9")

BEDROOM 2 WITH EN-SUITE

4.1m x 4.5m (13'5" x 14'9")

BEDROOM 3

3.3m x 4.4m (10'9" x 14'5")

BEDROOM 4

3.7m x 3.7m (12'1" x 12'1")

FAMILY BATHROOM

2.3m x 2.7m (7'6" x 8'10")

OUTSIDE

The property is approached over a driveway which provides access to the brick paved parking area to the front of the house with space for 4 cars. A pedestrian side access path leads to the rear garden and immediately to the paved terrace which is perfect for sitting out and opens directly from the kitchen and lounge.

Gently sloping and laid to lawn the extensive garden offers huge potential for further

landscaping although ideal for children and pets.

SERVICES

Mains water and electric. Private drainage. Air source heat pump heating.

COUNCIL TAX

Band E.

N.B.

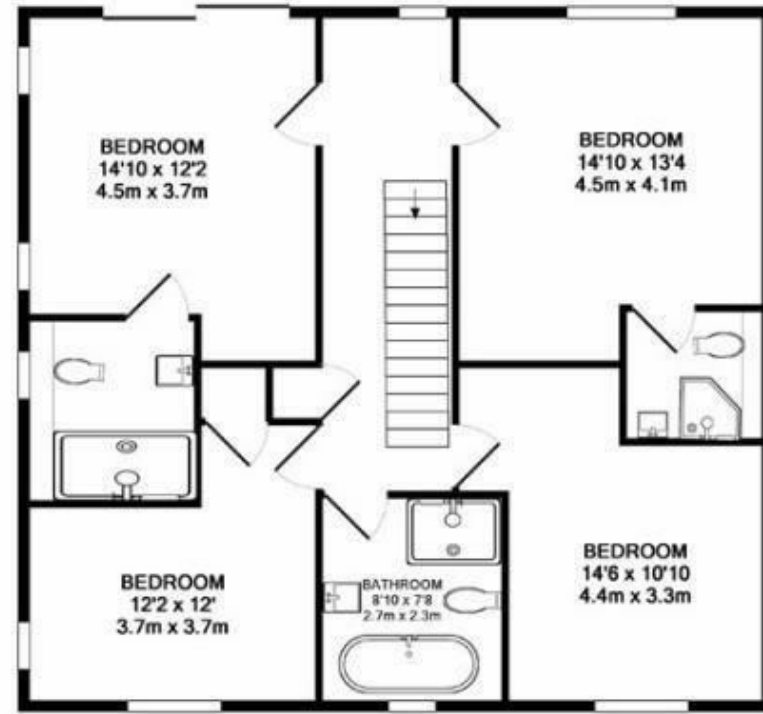
The electrical circuit, appliances and heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.



GROUND FLOOR
APPROX. FLOOR
AREA 925 SQ. FT.
(85.9 SQ.M.)

2 Godolphin View

1ST FLOOR
APPROX. FLOOR
AREA 921 SQ. FT.
(85.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1846 SQ.FT. (171.5 SQ.M.)

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | 92-100 | | 92 |
| A | 81-91 | | |
| B | 69-80 | | |
| C | 55-68 | | |
| D | 39-54 | | |
| E | 21-38 | | |
| F | 13-20 | | |
| G | 1-12 | | |
| 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 | 92-100 | | |
| A | 81-91 | | |
| B | 69-80 | | |
| C | 55-68 | | |
| D | 39-54 | | |
| E | 21-38 | | |
| F | 13-20 | | |
| G | 1-12 | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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