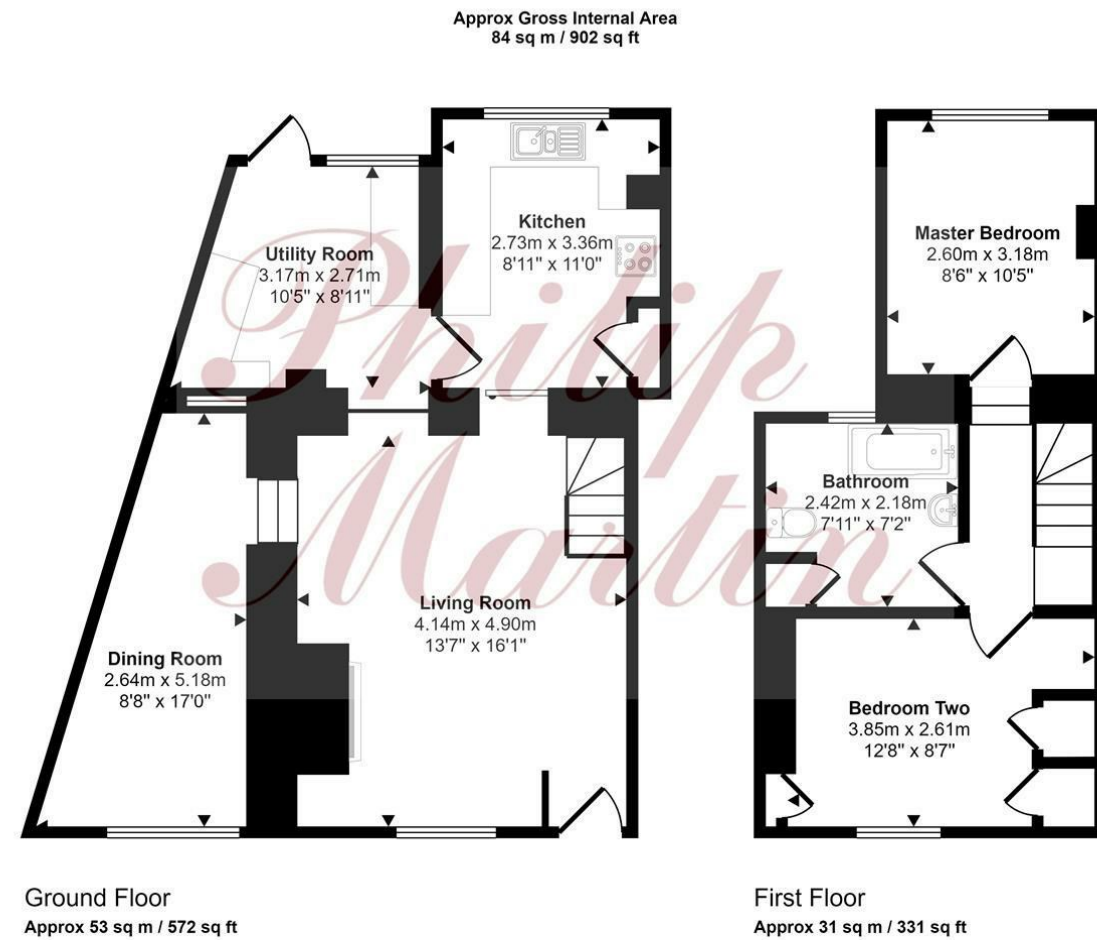


FORE STREET, CONSTANTINE, FALMOUTH

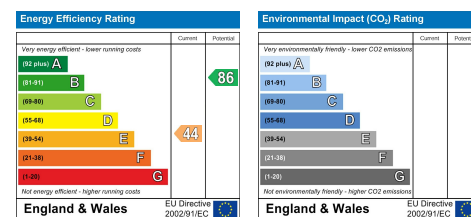


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- TWO BEDROOM
- VILLAGE LOCATION
- LIVING ROOM
- KITCHEN AND UTILITY ROOM
- VACANT POSSESSION
- SEMI DETACHED COTTAGE
- REAR GARDEN
- DINING ROOM
- FAMILY BATHROOM
- NO ONWARD CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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LIONSHEAD COTTAGE 27 FORE STREET, CONSTANTINE, FALMOUTH, TR11 TWO BEDROOM SEMI DETACHED COTTAGE

Lionshead Cottage is a semi detached attractive character cottage which is visually appealing from the front and set within the sought after village of Constantine. In all, the accommodation comprises:- living room, dining room, kitchen and utility on the ground floor. To the first floor there are two bedrooms and the family bathroom. At the rear of the property there is a lovely garden. Offered with no onward chain and vacant possession.

GUIDE PRICE £285,000

THE PROPERTY

Lionshead Cottage is a semi detached attractive character cottage which is visually appealing from the front and set within the sought after village of Constantine. The property has been extended and is well proportioned with a lovely rear garden so early viewing is advised.

To the front of the cottage there are double glazed sash windows which are in keeping with the age and character of the property.

The property has been in our clients ownership for the last thirteen years and was a much loved family home and has recently been used as a residential let. Lionshead Cottage is offered with no onward chain and vacant possession.

CONSTANTINE

The village of Constantine is a thriving community lying approximately five miles west of Falmouth and close to the Helford River and other well known beauty spots such as Port Navas, Mawnan Smith, the Helford Passage and French Mans Creek. Constantine offers a good range of day to day facilities which include two general stores, public house, butchers, hair dressers, church, primary school and sports club.

IN GREATER DETAIL:-

GROUND FLOOR

Front door opens into:-

LIVING ROOM

13'6" x 16'0" (4.14 x 4.90)

Window to front with window seat. Log burner.

Cupboard housing fuse box. Electric radiator. Stairs rising to the first floor. Window to utility room.

DINING ROOM

8'7" x 16'11" (2.64 x 5.18)

Three steps lead up from the living room into the dining room. Window into utility room. Window to front. Electric radiator.

KITCHEN

8'11" x 11'0" (2.73 x 3.36)

Sliding door leads from the living room into the kitchen. Slate tiles. Base level cupboards with worktops over. Space for one undercounter appliance. Sink with drainer. Electric Aga. Window to rear garden. Pantry cupboard providing further storage. Door to:-

UTILITY ROOM

10'4" x 8'10" (3.17 x 2.71)

Door to garden. Storage cupboard with worktop over. Space and plumbing for under counter appliance.

FIRST FLOOR:-

MASTER BEDROOM

8'6" x 10'5" (2.60 x 3.18)

Three steps from the landing lead up to the master bedroom. Window to rear. Electric radiator.

BEDROOM TWO

12'7" x 8'6" (3.85 x 2.61)

Window to front. Electric radiator. Built in wardrobes and storage cupboard.



BATHROOM

7'11" x 7'1" (2.42 x 2.18)

Bath with handheld shower. W.C. Hand wash basin. Electric heated towel rail. Window to rear with exposed stone feature. Storage cupboard housing water tank.

OUTSIDE

To the rear of the property there is a nice cottage garden with mature shrubs and bushes. At the end of the garden there is a gravelled area and washing line. Once a loved area of the property, the garden now has a lot of potential.

TENURE

Freehold.

COUNCIL TAX

Cornwall Council Tax Band C

SERVICES

Mains water, electricity and drainage.

EPC

Energy Performance Certificate

Current - 44E

Potential - 86B

N.B

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

DIRECTIONS

Lionshead Cottage is located opposite Constantine Village Stores and next to The Tolmen Centre on the right hand side.

