

The Hawthornes

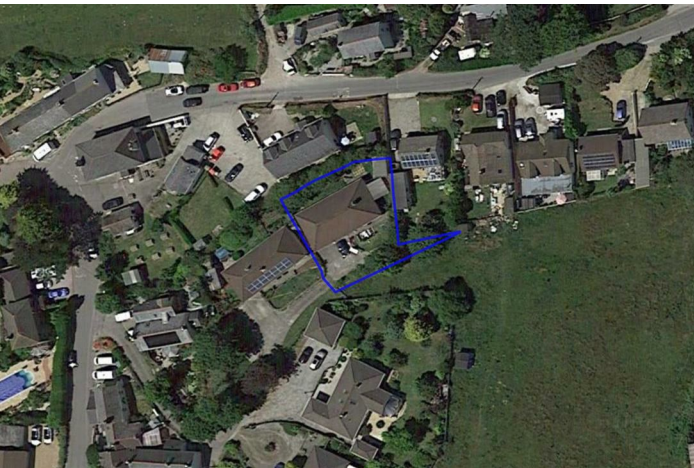
Porkellis, Cornwall TR13 0JR





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This three bedroom detached bungalow presents a wonderful opportunity for those seeking a property with great potential and although in need of updating throughout, this home offers a promising canvas for your personal touch and with the bonus of being sold with NO ONWARD CHAIN, making it even more appealing!! As you step inside, you are greeted by a spacious and inviting living room, featuring an open fire providing a great source of heat in the winter months. This room provides ample room for relaxation and can be easily transformed into a comfortable gathering place for family and friends. Adjacent to the living room, you'll find the kitchen/diner, which has the potential to become a perfect area for socialising and hosting memorable meals. The rear door of the kitchen/diner opens up to the rear garden, creating a seamless transition between indoor and outdoor spaces. All three bedrooms within the bungalow are generously size double rooms and enjoy built in wardrobes , allowing for organised living without sacrificing valuable floor space. The family bathroom is well appointed and boasts the convenience of both a separate bath and shower, catering to the varied needs of the household. Additionally, a useful utility room is available, providing practical storage space and ensuring that the kitchen remains clutter free. The garden area to the rear of the property is a blank canvas, awaiting your creative vision to transform it into a beautiful outdoor oasis. Whether you dream of a vibrant garden, a tranquil retreat, or a space for entertaining, the possibilities are endless. The front of the property benefits from an abundance of off road parking, ensuring ample space for multiple vehicles.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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OFFERS IN EXCESS OF £350,000

LOCATION

The Village of Porkellis is located five miles north east of Helston and approximately 8 miles from the harbour town of Falmouth. The village offers a highly regarded public house, which incorporates a village shop and library. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

ACCOMMODATION

Living Room
Kitche/Diner
Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom
Utility Room

OUTSIDE

This backyard garden provides the perfect opportunity for someone wanting to start over and have an impressive outdoor space. To the rear, it is mainly laid to lawn with a patio section situated outside of the kitchen/diner, which requires some additional attention. To one side there is a practical storage shed and a lean to providing additional storage.

GARAGE

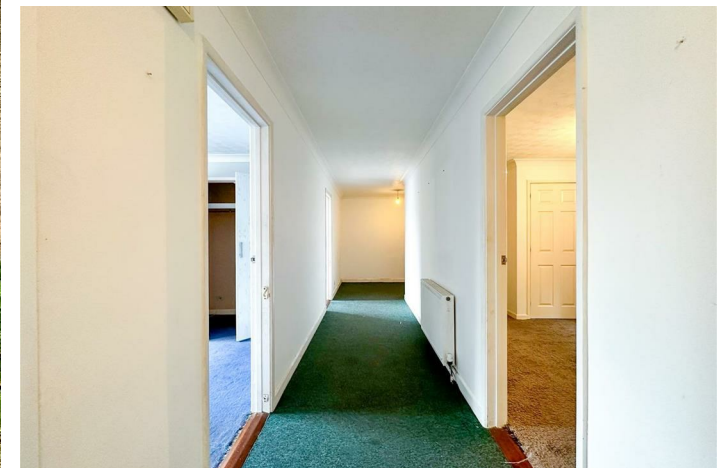
with up and over door and electric inside.

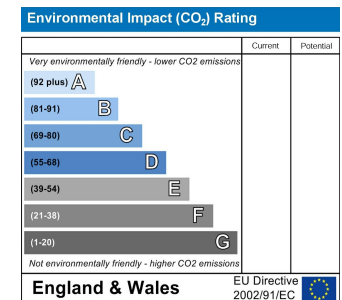
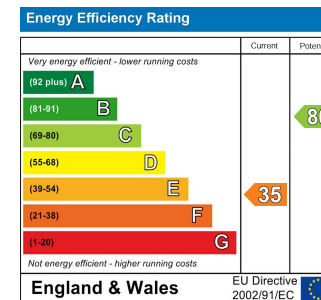
PARKING

Large driveway providing off road parking for several vehicles.

SERVICES

Mains water and electricity. Private drainage which is located in the neighbours garden. Oil Fired Central Heating





AGENTS NOTE

The Hawthornes benefits from right of access over the entrance lane to the property which is owned by the next door neighbours.

COUNCIL TAX BAND- C**ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS**

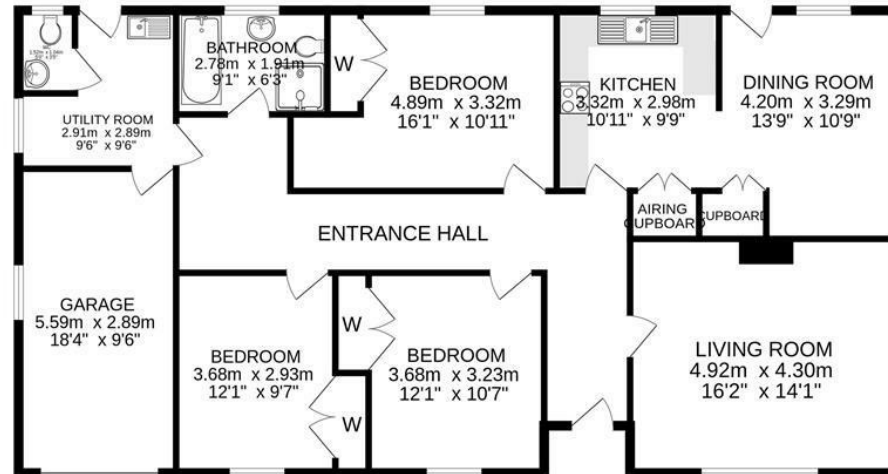
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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