

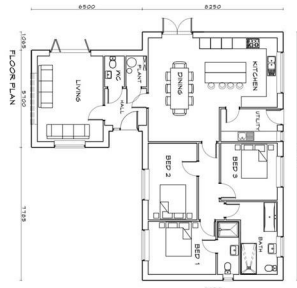


MATHER
PARTNERSHIP



Land Adjacent to Rose Veau, Trevenen Bal, Helston TR13 0PP Guide price £200,000

An exceptional opportunity, this generous plot backs onto open fields and enjoys an attractive rural outlook. Planning has been granted for a three bedroom detached bungalow, details of this can be viewed on the online planning register under reference PA23/05062. A chance to create a dream retirement or family home that is not to be missed.



GUIDE PRICE - £200,000

LOCATION

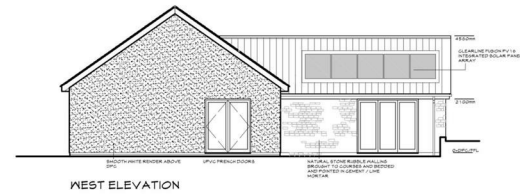
Trevenen Bal is a hugely sought after and well regarded hamlet offering the finest in country living located just south of Wendron between Helston and Mabe. Whilst A most central and convenient location offering excellent access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (92-95) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-30) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.