

21 Fore Street

Constantine, TR11 5AA





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This two bedroom terraced cottage seamlessly combines original features with an abundance of natural light, creating a warm and inviting atmosphere. The generous lounge/diner is a focal point of the cottage, featuring wooden beams, a decorative original Cornish Range, and a wood burning stove set within a traditional granite fireplace. Picture yourself unwinding on the sofa, television playing, with the comforting crackling of flames in the background. The fitted kitchen is practical and stylish, providing ample storage and worktop space for culinary endeavors. Upstairs, the property offers two double bedrooms and a modern bathroom, ensuring comfortable and convenient living space. To the rear, an enclosed, low maintenance garden presents a peaceful retreat, with the added bonus of backing onto fields, allowing for delightful countryside views.



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

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OFFERS IN EXCESS OF £250,000

LOCATION

Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

ACCOMMODATION

Lounge/Diner
Inner Lobby
Kitchen
Stairs to split level landing
Bedroom One
Bedroom Two

OUTSIDE

To the front of the property is a low maintenance cottage courtyard style garden which is laid to patio, decorative wall to the front, gate and path leading to the front door. To the rear of the property is an enclosed courtyard garden with a small timber shed and a further useful storage area to the side. The rear garden enjoys a sunny aspect and backs onto a field offering far reaching rural views.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
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 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Mains electricity, water and drainage.

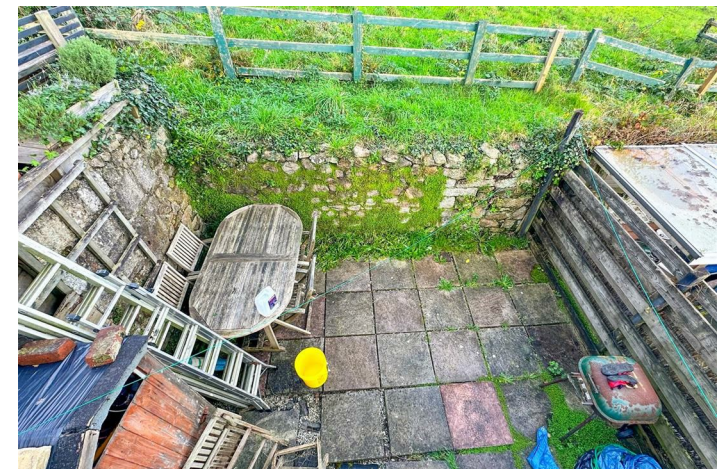
COUNCIL TAX BAND- B

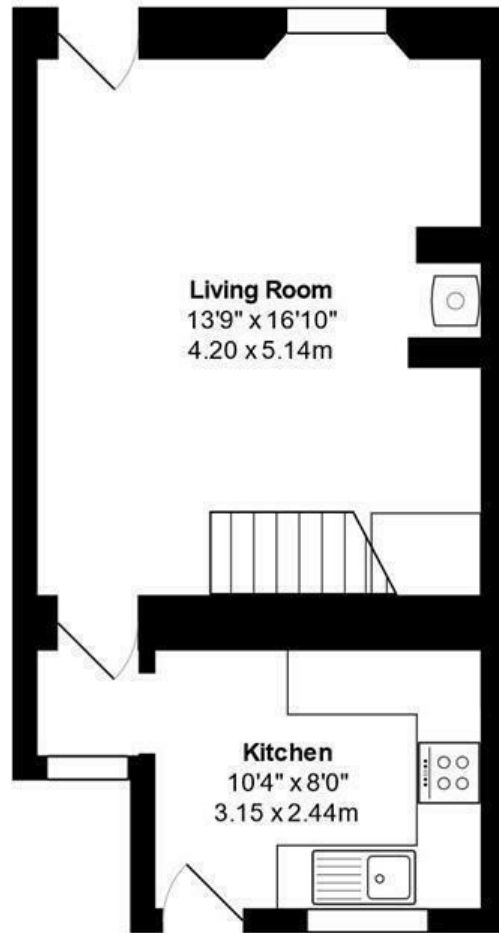
ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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.

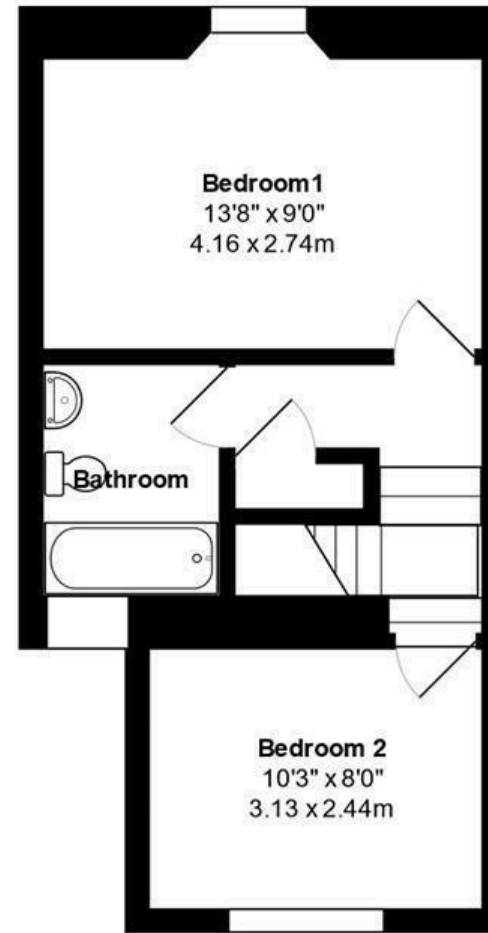
PROOF OF FINANCE - PURCHASERS

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
 Approx Area: 36.3 m² ... 390 ft²



First Floor
 Approx Area: 29.6 m² ... 318 ft²



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Total Approx Area: 65.3 m² ... 703 ft²

All measurements are approximate and for display purposes only

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.

