

# Avalon Bonallack Lane Gweek, TR12 6UJ









# Avalon Bonallack Lane Gweek, TR12 6UJ

Avalon is a charming and generously proportioned three bedroom bungalow, nestled on a good size plot with countryside views in a sought after neighbourhood at the top of The Helford River. While requiring refurbishment, it presents an incredible opportunity to unleash your creativity and make the perfect living space and gardens, with neighbouring properties having undertaken substantial extensions. This bungalow boasts an abundance of space, both indoors and outdoors, providing you with endless possibilities to design a comfortable and functional living area. Next to the kitchen is a dining room, which could potentially be incorporated to make a kitchen/diner opening directly onto the rear garden, generating the perfect space for alfresco dining and entertaining. The spacious living room, with large patio doors provide direct access onto the patio and garden, also has a fireplace, access to the dining room as well as well as a front entrance vestibule with toilet. There are two double bedrooms, which offer plenty of space to accommodate furniture and a single bedroom. The garage provides ample storage space or secure parking. The house is set on a generous plot, which surrounds the property, with stunning views over the valley, and offers huge scope to reinstate a pond, vegetable garden or design your own oasis. Opportunities like this are rare, so don't miss the chance to acquire this spacious three bedroom bungalow and make it your own. The property is coming to market chain free.



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

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**Guide Price - £399,950**

**Location**

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. The village itself offers a wonderful active community with a range of facilities to include a shop and Post Office, a Public House with restaurant, The Boatyard and the Boatyard Café. There is a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions. Gweek is also home to the Cornish Seal Sanctuary.

**Accommodation**

Entrance Hall  
WC  
Lounge  
Hallway  
Kitchen  
Dining Room  
Bedroom One  
Bedroom Two

Bedroom Three  
Porch  
WC  
Bathroom

**Garden**

A garden to the rear, and spacious garden to the front with side pedestrian access.

**Parking**

On the driveway to the rear.

**Garage**

Pedestrian door.

**Services**

Mains electricity, water, private septic tank, LPG heating.

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**Council Tax Band- E**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		29	63

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



**Agents Note One**

Our client has advised that the fires have been condemned.

**Agents Note Two**

Our client has advised us that in the field below the property, there is planning for two properties (further information can be found under PA21/11675). Our client has also advised that there is planning for 11 houses in the next field along (further information can be found under PA21/05783).

**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.

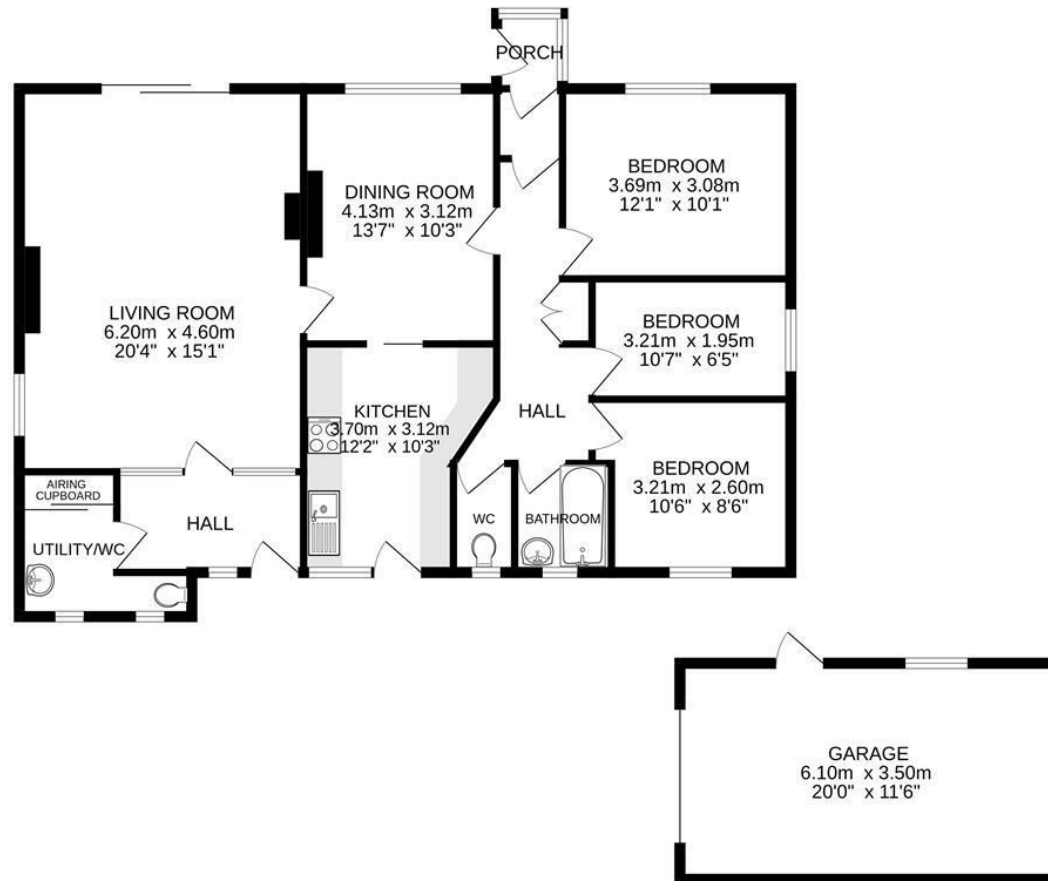
**Proof of Finances**

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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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.



