

53 Wall Road,
Gwinear, TR27 5HA





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This residence is a traditional 3 bedroom house which exudes timeless charm and offers modern comforts. Having undergone a programme of refurbishment, the house is beautifully presented with spacious rooms and delightful country views from the first floor, this fabulous home is a perfect home or investment.

This charming house seamlessly blends traditional aesthetics with modern comforts, creating a warm and inviting residence. It has a meticulously maintained interior, thoughtfully designed to maximize both space and functionality. On the ground floor, there is a sleek and modern kitchen, well presented dining room, and a fabulous lounge with feature fireplace. On the first floor there are three bedrooms and family bathroom. There is access to the garden from the kitchen allowing easy al fresco dining and entertainment. The rear garden is a real feature of the property, being basked in sun throughout the day, and a perfect place to relax. There are also storage sheds, perfect for garden furniture and sports equipment.

This property is presented to a high standard, and has an abundance of living space, making it a fantastic family home.



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

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Guide Price - £375,000

Location

Gwinear is centrally positioned with good road access to Hayle, Camborne, the main A30 and the North Cornish coastline all of which is a short drive from the property. There is a popular Primary School with a choice of Secondary Schools in Hayle, Camborne and Helston. Beautiful public footpaths and bridleways are located close to the property, perfect for those who enjoy the open Cornish countryside. Particular highlights within a short drive from the property is the ever popular Trevaskis Farm with its stores, butchers, deli and much more. A short distance away is the North Cornish coastline with miles of golden sands at Gwithian, Godrevy and Hayle being close by. The towns of Helston, Penzance and Redruth as well as the City of Truro are all within a 30 minute drive from the property.

Accommodation

Entrance Hallway
Living Room

Kitchen/Dining Room

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Parking

On the driveway to the front of the property.

Garden

Secure rear garden with outlook over fields.

Council Tax Band - C

Services

Mains gas, electric, water and drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		50	
(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		
(81-91) B		
(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

Agents Note

Number 51 has right of access past kitchen to access walkway shared with 53a through tunnel to right of house as you look at it.

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/>

Anti Money Laundering Regulations – Purchasers

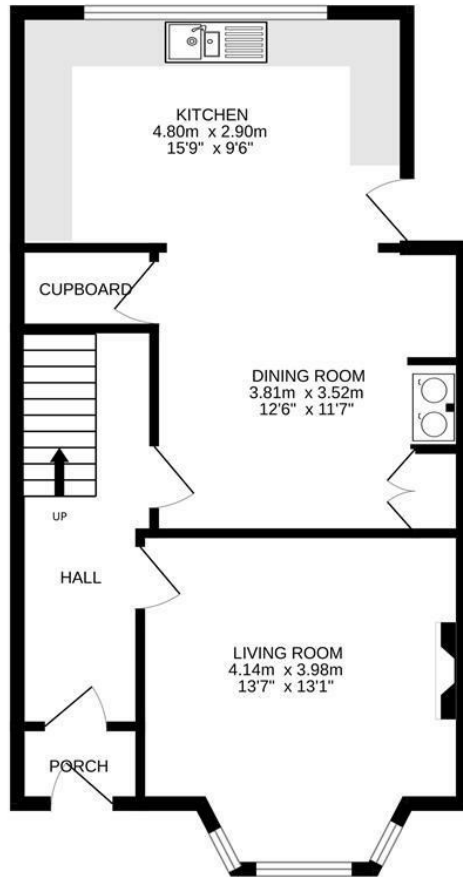
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

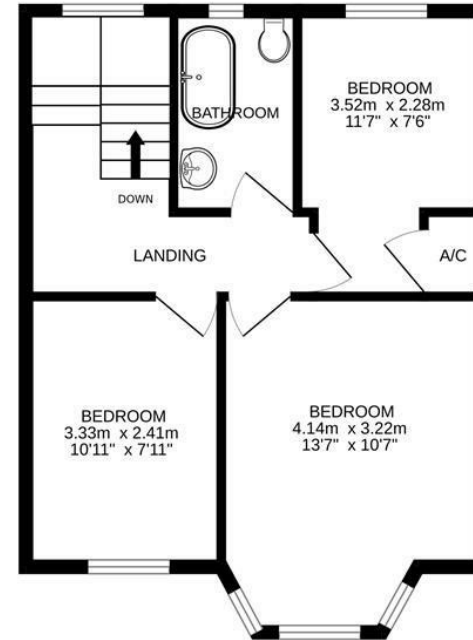
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST 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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