



9 Trelawney Terrace White Cross
Cury, Cornwall TR12 7BG





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This exciting two bedroom semi-detached house is a great opportunity for someone to put their own stamp on it. The well proportioned accommodation throughout provides light and airy living. The kitchen/diner is a great social space with plenty of unit space and room for a dining table and the living room is spacious and flooded with natural light from the windows. The two bedrooms are of a good size and the bathroom has been finished for low-maintenance living. The enclosed rear garden is a true gem and provides a great opportunity to transform into a beautiful outdoor space with stunning countryside views. To the front there is an additional enclosed lawned area and a driveway providing off-road parking. This property is being sold with NO ONWARD CHAIN and provides a great opportunity to get on the property ladder.



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

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GUIDE PRICE £215,000

LOCATION

The property enjoys a tucked away location within the village of Cury which lies on the west side of the Lizard Peninsula, four and a half miles from Sainsbury's in Helston and two miles from Mullion. Approximately a mile inland, Cury is a superb base from which to explore the Lizard peninsula and beyond. Close by are the sandy beaches of Gunwalloe and Poldhu with a plethora of stunning beaches within easy reach including the iconic Kynance Cove.

The Most Southerly Point is just a short drive away. Keen golfers will be thrilled by Mullion Golf Club, the most southerly golf course offering 18 holes and spectacular views. Walkers are spoiled for choice with many miles of footpaths to enjoy including the South West coastal path.

Nearby Mullion offers an excellent range of day to day facilities to include shops, a pharmacy and a doctors surgery as well as Mullion Harbour and Cove and hotels with swimming pool, gym and leisure facilities.

ACCOMMODATION

Entrance Hallway

Cloakroom

Kitchen/Diner

Living Room

Stairs to Landing

Bedroom 2

Bathroom

Bedroom 1

OUTSIDE

This fantastic rear garden is the perfect place for entertaining and relaxing. The enclosed garden is mainly laid to lawn, creating a peaceful and private space, and includes a patio area, ideal for al-fresco dining. The garden also boasts fantastic countryside views, with the backdrop of a field just beyond the boundaries. To the front there is a further enclosed garden laid to lawn and a block paved driveway providing off road parking. With plenty of space and a beautiful view, this garden is a great place to enjoy all year round.

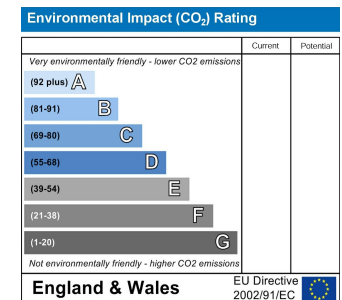
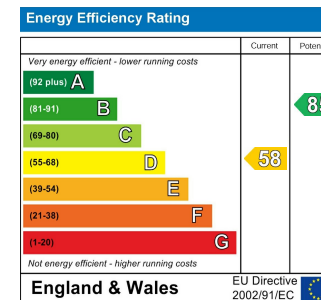
SERVICES

Mains electricity, water. Private drainage and Oil Central Heating.

AGENTS NOTE 1

Our client has informed us that Number 9 is responsible for the maintenance of the sewerage treatment plant which it, and seven other properties use. The seven other properties will be liable to contribute towards the maintenance of the system.





AGENTS NOTE 2

Our client has informed us that Number 9 will be responsible for the communal areas outlined on the conveyance plan. The plan can be provided on request.

COUNCIL TAX BAND - A

BROADBAND AND MOBILE 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

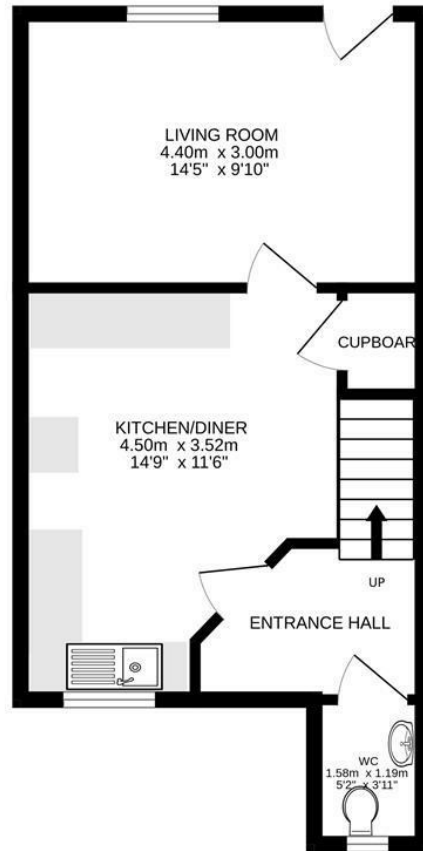
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

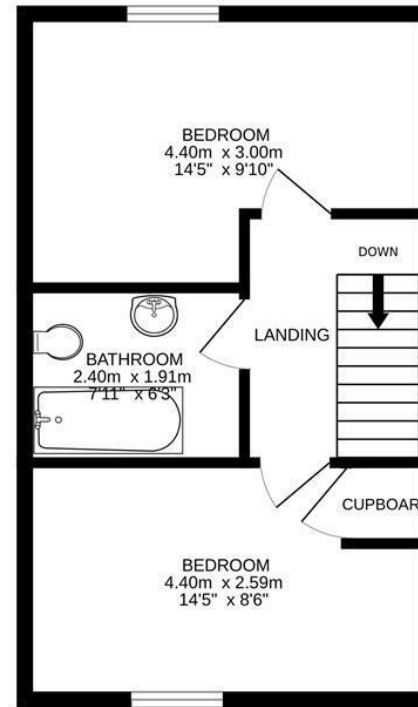
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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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.

