

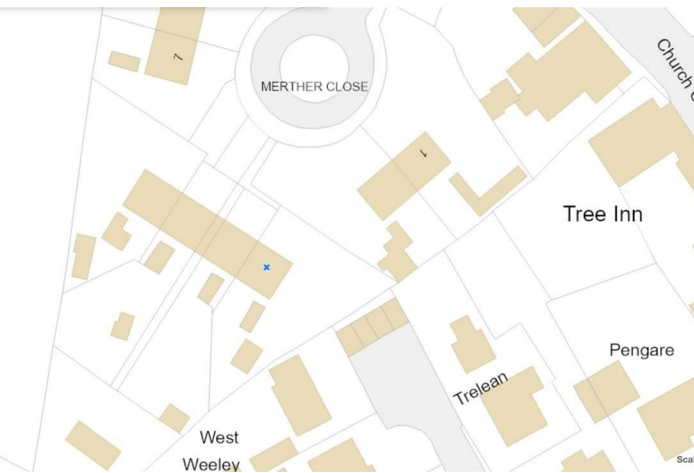
# 3 Merther Close Sithney, TR13 0RW





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**CALLING ALL CASH BUYERS!!!!** This three bedroom end of terraced house is located on a corner plot and is in need of some updating. However, with its larger than average plot size and potential to be transformed, it presents an exciting opportunity. Due to its construction we have been informed by our clients that the property is only suitable for cash buyers!! The living room is a great space to curl up in front of the TV and the separate kitchen and dining room provides a great social space. With the correct planning permission, this area could be opened up to one large room. Upstairs there are two large double bedrooms and a good size single and a low-maintenance shower room. The garden is what makes this property stand out and is split into three sections. To the front of the property, there is an area of lawn, whilst the middle section has a patio area and section of gravel making it a great space to socialise and low maintenance. To the rear of the property, there is a larger area of lawn with a large outbuilding which further benefits from fantastic countryside views.



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

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**GUIDE PRICE £180,000**

**LOCATION**

Sithney is set amidst beautifully unspoilt countryside of open fields and surrounding woodland and is situated within a convenient distance of Helston, the popular fishing village Porthleven, Hayle, Camborne and Penzance. The village itself has a Church and Primary School, with wider variety of amenities available in the above mentioned towns and villages. There is a bus stop by the garage which provides easy access to Helston and is also on the local school bus run.

**ACCOMMODATION**

- Entrance Hallway
- Living Room
- Kitchen
- Dining Room
- Stairs to Landing
- Shower Room
- Bedroom 1
- Bedroom 2
- Bedroom 3

**OUTSIDE**

This beautiful corner plot garden is the perfect outdoor oasis. As you enter the garden, you are greeted by a large lawn, perfect for outdoor games and activities. Moving further in, you'll find a gravelled section, ideal for soaking up the sun and enjoying the outdoors without the worry of maintenance. The bottom of the garden is again laid to lawn and edged with lush shrubs for added privacy. This garden is perfect for entertaining, relaxing, and making the most of the great outdoors.

**OUTHOUSE**

A great space for storage or as a potential work shop. With electric inside.

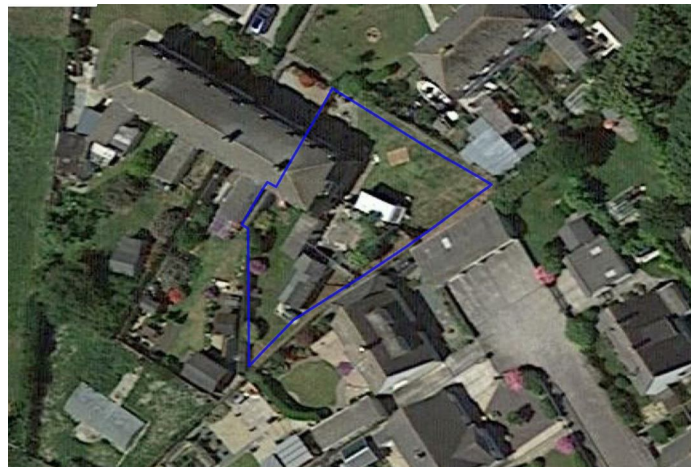
**AGENTS NOTE**

Due to the construction our clients have informed us that it is only suitable for cash purchasers.

**AGENTS NOTE 2**

The property is subject to a 157 Local Housing Restriction whereby it means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>75</b>
		<b>24</b>	
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### AGENTS NOTE 3

Number 3 and 4 have shared access and responsibility for the path.

### AGENTS NOTE 4

The annual service charge for 2023 - 2024 is £770.01 payable to Coastline Housing.

### SERVICES

Mains electricity, water. Private drainage. Electric boiler for the water. The radiators have been disconnected.

### COUNCIL TAX BAND-A

### 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

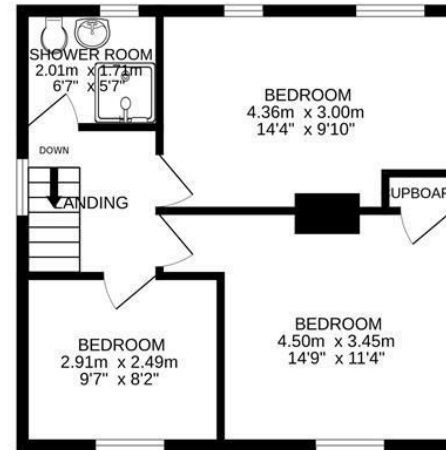
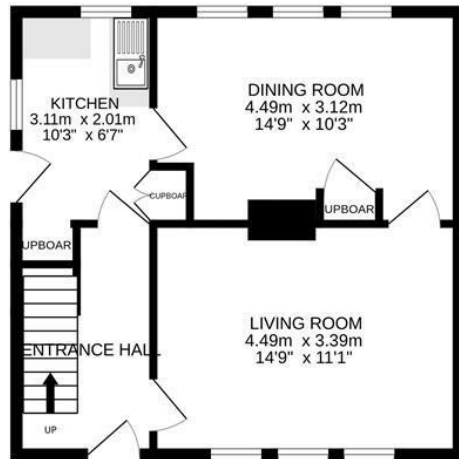
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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.

