

Waingroves Glenmoor Lane
Mullion, Cornwall TR12 7EF





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This four bedroom detached dormer bungalow is a charming and practical home located within close proximity to the heart of the village. As you step inside, you are greeted by a practical entrance porch, perfect for removing muddy shoes or sandy gear after a fun day out. The bright and airy lounge/diner is a fantastic family room that seamlessly opens out into the conservatory. This space overlooks the rear garden and offers additional seating for those warm summer evenings. The kitchen/diner is finished to a modern standard and boasts ample storage and worktop space. Adjacent to the kitchen is a practical utility room, ideal for storing your white goods and providing a space to clean up after a day in the garden. The property also features a flexible fourth bedroom that can double as an office, providing a useful downstairs sleeping area. Alongside this is a modern shower room, future proofing the property. Upstairs, you will find a family bathroom and three double bedrooms with built in storage. The master bedroom enjoys a large walk in wardrobe, adding to the practicality of the home. Stepping outside, you are welcomed by a beautifully landscaped rear garden. The space has been maximised to include an area of lawn, raised bedded plants, and a patio area. It is a fantastic garden for those who enjoy their gardening and outdoor space.



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GUIDE PRICE £475,000

Location

Waingroves is located in Glenmoor Lane which is beautifully positioned within a short walk from the centre of Mullion. The South West coast path is nearby and provides direct access to miles of stunning coastal walks. Several of Cornwall's most beautiful beaches are within walking reach including the absolutely picturesque sands at Polurrian which is within a 10 to 15 minute walk from the property. The stunning Mullion Cove is less than a mile from the property. The centre of Mullion which is a short distance away has plenty of facilities to include a Co Op supermarket, Spar and a range of further amenities to include a Doctors Surgery and Public Houses. Leisure opportunities locally include golf and horse riding. Both the Mullion Cove Hotel and Polurrian Hotel offer Spa and health clubs where swimming and gym membership can be enjoyed. Mullion is well known for an excellent Secondary School and a number of Primary Schools are within a short drive of the village. Mullion is within the heart of the Lizard Peninsula with the beautiful destinations of The Lizard, Cadgwith and Coverack to mention just a few all easily accessible by car. The town of Helston with comprehensive facilities is around a 15 minute drive away whilst the The city of Truro and the towns of Falmouth and Penzance are all within a 30 to 45 minute drive.

Accommodation

Entrance Porch

Inner Hallway
Lounge/Diner
Conservatory
Shower Room
Kitchen/Breakfast Room
Utility Room
Study/Bedroom
Stairs to Landing
Bedroom One
Bedroom Two
Bathroom
Bedroom Three

Outside

The enclosed rear garden has been cleverly designed to maximise the space and is a real suntrap. The garden is mainly laid to lawn and bordered by mature shrubs providing a good level of privacy. The practical patio is ideal for outdoor seating and the outdoor toilet means you don't have to bring mud through the house.

Services

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(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

Garage

with an up and over door and electricity inside providing useful storage.

Parking

Off road parking in front of the garage.

Council Tax Band- D**Broadband and 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

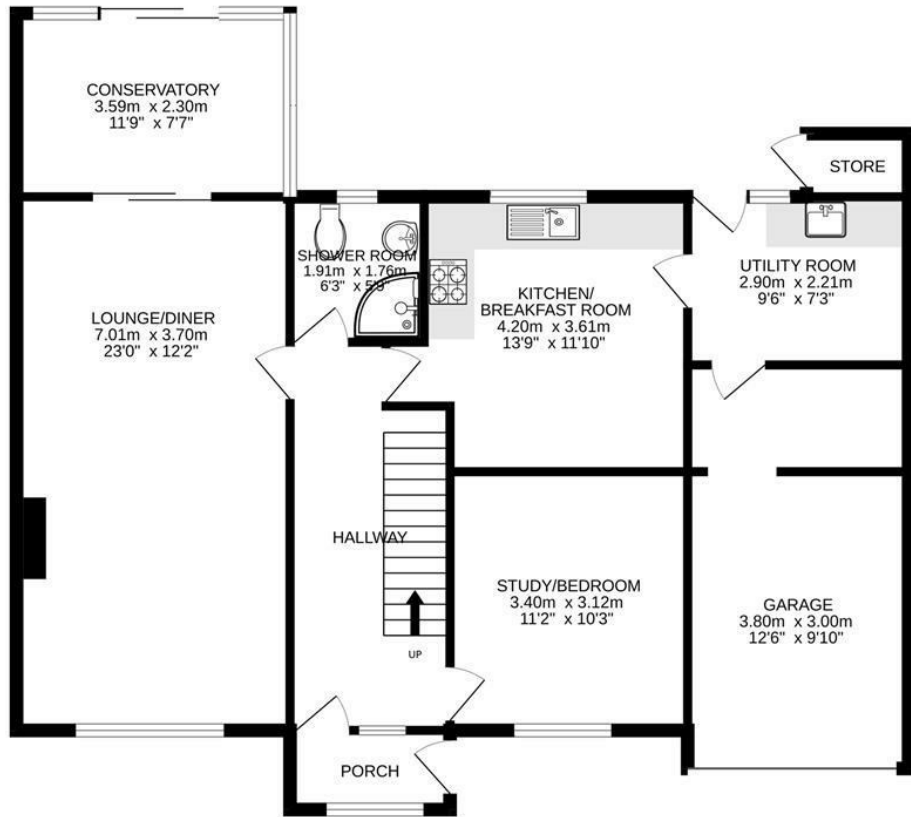
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

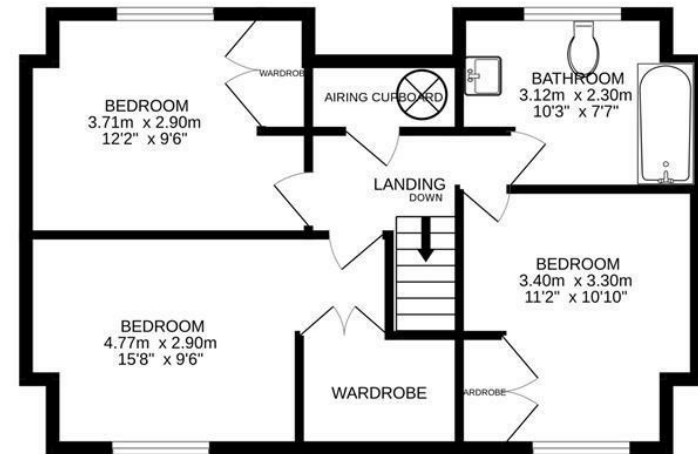
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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