

Unity, 6 Parc Garland
The Lizard, TR12 7FF





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Welcome to an epitome of modern luxury living in this meticulously crafted reversed level four/five bedroom detached house, where every detail exudes sophistication and elegance. Step into the inviting entrance hallway, flooded with natural light and boasting high ceilings that evoke a sense of grandeur, complemented by the graceful oak staircase leading to the upper levels. The four well proportioned bedrooms offer comfort and tranquility, with the master bedroom standing out with its built in wardrobes and en-suite bathroom. The family bathroom, finished to the highest modern standards, features a separate bath and shower, ensuring convenience and indulgence for all. Stairs lead to the heart of the home which is the expansive open plan kitchen/diner/lounge area, providing an inviting atmosphere perfect for social gatherings and family connectivity. The kitchen is fitted with high end units and stone worktops, while the focal point of the lounge is the mesmerizing log burner, casting a warm ambiance that invites you to unwind in its comforting glow. Step through bi-folding doors onto the expansive roof terrace, with glass balustrade, offering ample space for outdoor dining or relaxation as you soak in the breathtaking views over Bass Point and to the sea. Picture yourself savouring a refreshing drink with the sun setting in the background. For added convenience, there is access to the rear garden via an external staircase. The enclosed garden, predominantly laid to lawn and patio, provides an idyllic setting for outdoor activities. For added flexibility, a versatile fifth bedroom/office/playroom awaits just off the living area, catering to your individual needs. Whether utilised as a productive home office or as a private space for older children or dependent relatives, it offers the ideal solution for maintaining work-life balance or providing personal privacy.



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

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GUIDE PRICE £700,000

Location

The most southerly village in Britain, The Lizard offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School. Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

Accommodation

- Entrance Hallway
- Bedroom Four
- Bedroom Three
- Bedroom One with Ensuite

- Family Bathroom
- Bedroom Two
- Stairs to First Floor Landing
- Open Plan Kitchen/Lounge with Balcony
- Bedroom Five/Office with W/C

Outside

The rear garden is enclosed, featuring a well maintained lawn and a designated patio area. Wooden fences border both sides of the garden, providing privacy and a sense of seclusion.

Garage

With electricity and water inside. With storage units inside it doubles up as a useful utility room.

Parking

A paved driveway provides off road parking for two vehicles.

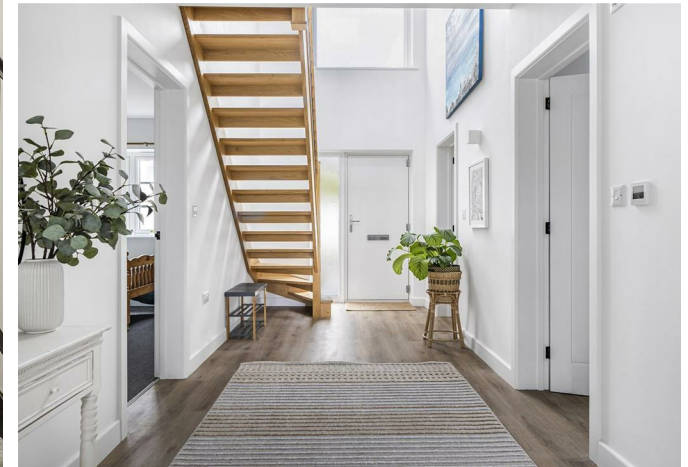
Services

Mains water, electricity and drainage. Air source heating. Underfloor heating.

Warranty

The property will benefit from the remainder of a 10 year Build Zone Warranty.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	95
(81-91) B			
(69-80) C			
(55-68) D			
(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

Service Charge

We have been advised that all properties in the cul-de-sac will jointly own the Management company which will be formed when the site is complete. Our client has informed us that the figure will be circa £400 per annum.

Agents Note

Perspective purchasers should be aware that conditional planning permission has been granted with the following reference number PA22/05093.

Council Tax Band- E**Broadband and Mobile Coverage**

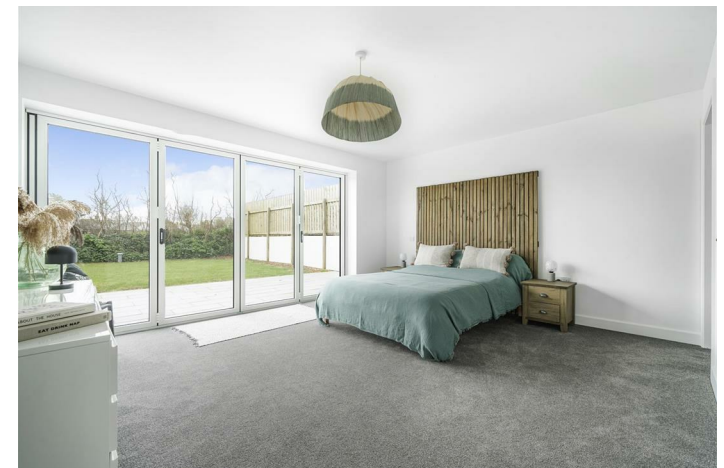
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

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 will inform you of the process once your offer has been accepted.

Proof of Finances

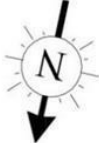
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



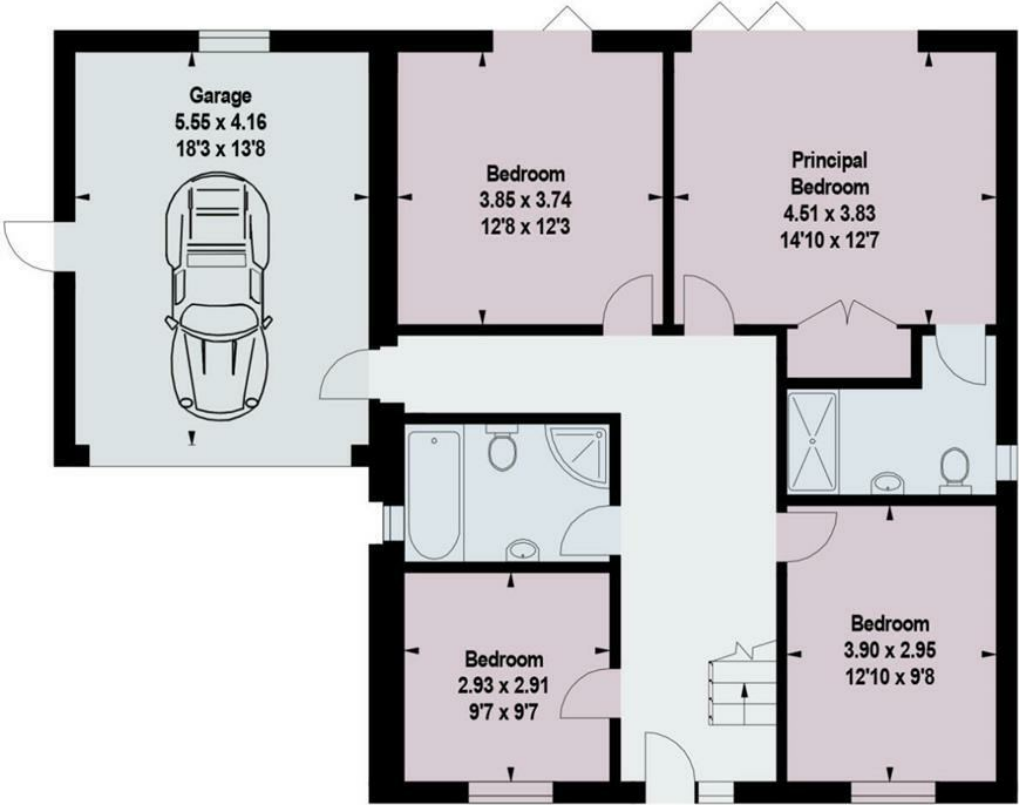
Plot 3, 6 Parc Garland, TR12

Approximate gross internal area

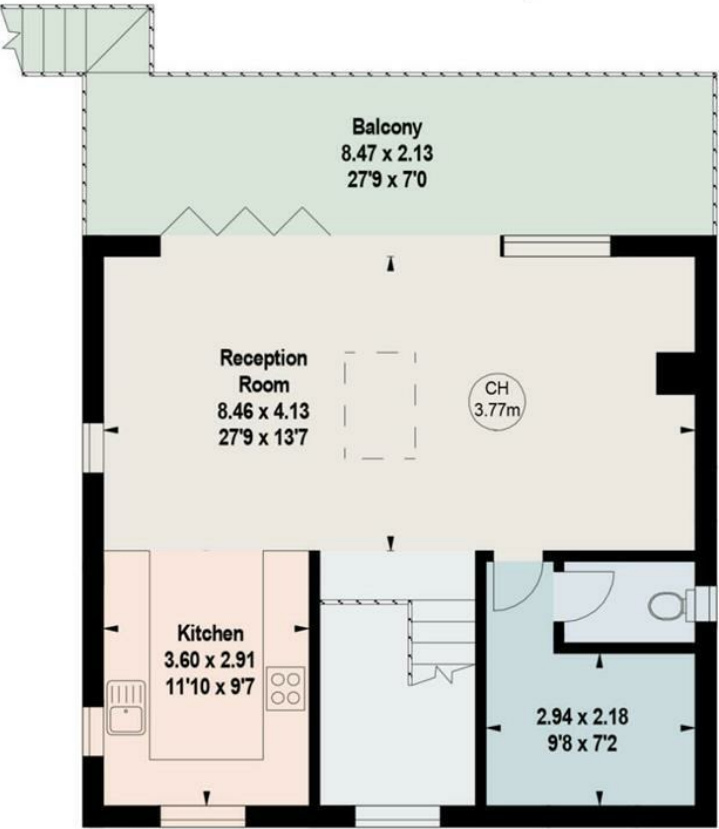
1901 sq ft / 176.60 sq m



Key :
CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

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.

