

# 12b The Links Praa Sands, TR20 9PD







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Welcome to this detached house located in the sought-after area of Praa Sands. This immaculately presented property boasts four spacious double bedrooms, perfect for a growing family or those who love to have guests over. The bedrooms are complimented with three bathrooms, including one en-suite. The property features a lovely spacious reception room, ideal for entertaining or simply relaxing after a long day. The beautiful low maintenance gardens surrounding the house provide a peaceful retreat and offer great levels of privacy. To the front of the property is off road parking for several vehicles. The property also benefits from an integral garage, equipped with power and light. The Links on Pengersick Lane offers a tranquil setting for those looking to escape the hustle and bustle of city life while still being within reach of all amenities, and being less than 1 mile from the sea. Don't miss out on the opportunity to make this house your home and enjoy the best of what Praa Sands has to offer. Contact us today to arrange a viewing and start envisioning your life in this charming property.



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

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**Guide price - £650,000**

**Location**

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltered dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset whilst indulging in a drink at the Stones Reef Beach Bar. There is a well regarded Golf Course and Leisure Centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including The Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

**Accommodation**

Entrance hall  
Kitchen dining room  
Utility room  
Bathroom  
Bedroom three

Bedroom four  
Landing  
Living room  
Bedroom one  
En suite  
Bedroom two  
Bathroom  
Integral garage

**Garden**

Low maintenance garden to both the front and rear elevations, complimented with lawn areas, planted borders and landscaped areas. Space for potted plants. Planted palms and mature trees.

**Parking**

Generous brick paved driveway providing parking for several vehicles.

**Integral garage**

Front aspect garage door with a pedestrian door to the rear elevation. Fully equipped with power, light and housing the oil central heating boiler.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	87
(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>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

**Services**

Mains water, electricity and drainage. Oil fired central heating.

The property benefits from solar panels which are owned and feed into a tariff - more details are available on request.

Freehold tenure.

**Council Tax Band - E****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**

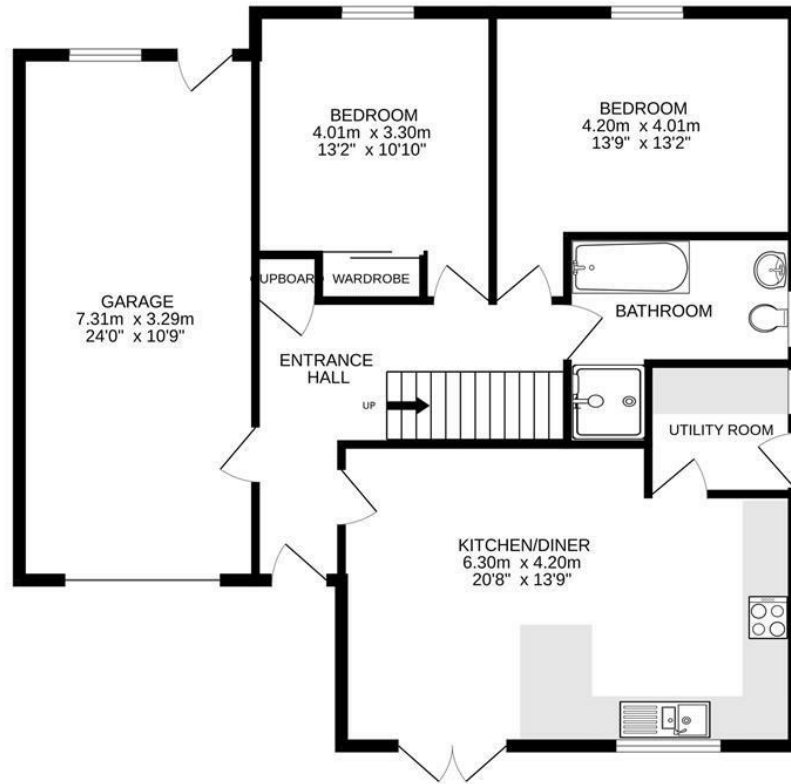
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

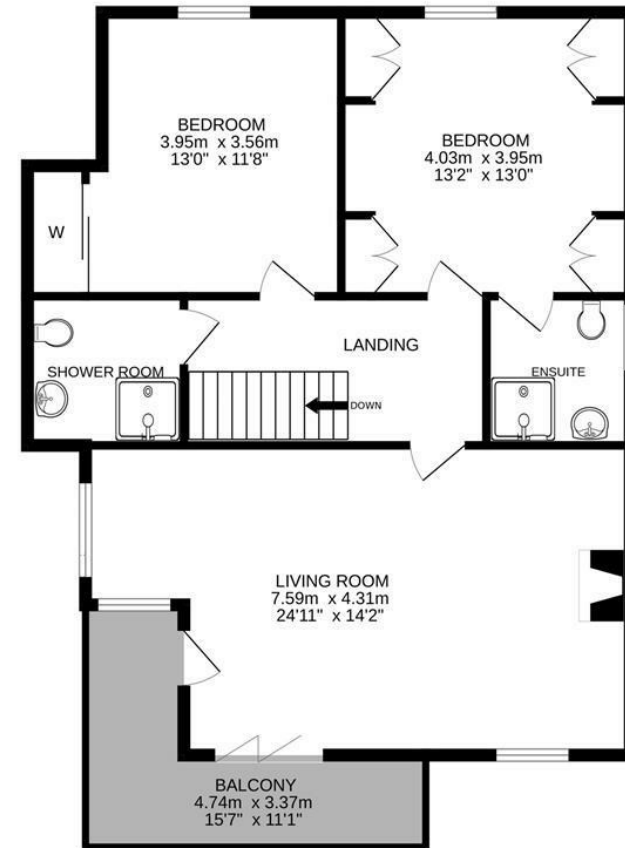
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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.

