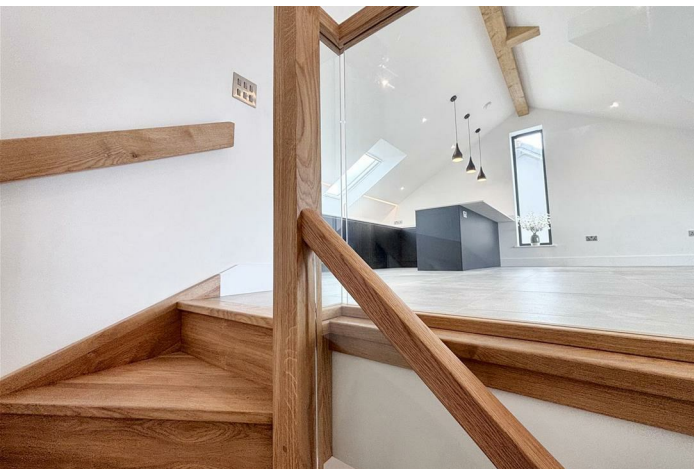


# Scilla, The Square The Lizard, Cornwall TR12 7NZ







# Scilla, The Square

## The Lizard, Cornwall TR12 7NZ

This striking, newly constructed semi detached house nestled in the heart of this charming coastal village. This modern dwelling boasts a distinctive and carefully planned layout that combines practicality with scenic vistas of the sea and the village green. Upon approaching the property, you'll immediately appreciate the convenience of private parking, ensuring that you and your guests always have designated spaces. The house's exterior showcases a harmonious fusion of contemporary design elements, creating an inviting and attractive aesthetic. At the rear of the house, a garden awaits. Enclosed by timber fencing to provide a generous degree of privacy. The interior of the house is designed to be filled with natural light. The property offers reverse living with the ground floor comprising a family bathroom and three spacious bedrooms, two of which feature en-suite bathrooms. Moving upstairs, you'll find an open-plan living, dining, and kitchen area that opens up to a balcony where you can relish the surrounding views. Additionally, a useful cloakroom has been incorporated into the design. The kitchen is equipped with a range of modern appliances. This reverse level layout not only offers the best vantage point for taking in the views but also facilitates a seamless transition between indoor and outdoor living spaces. It's a design that truly captures the essence of coastal living.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price- £610,000**

**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 its 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 Hall  
Bathroom  
Bedroom One with En-Suite  
Bedroom Two with En-Suite  
Bedroom Three  
First Floor Open Plan Lounge/Kitchen & Dining Room.  
Cloakroom with space for washing machine/drier

**Parking**

There is parking for 3 cars in front of the property.

**Outside**

The rear garden is enclosed by timber fencing and is laid to lawn and patio. There is also useful side access.

**Reservation Fee**

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee direct to our clients. Once this has been paid and received by our clients, the property will be marketed as 'sale agreed' and no further viewings will take place. The exchange of contracts deadline will also be agreed on acceptance of an offer.

**Specification**

Underfloor heating on both floors  
Log burner  
Oak stairs with glass Balustrade  
Built in appliances including AEG oven/grill, AEG Dishwasher, Fridge & Freezer. AEG Hob with built in extractor  
Quartz worktops in kitchen  
Fully tiled bathrooms with underfloor heating

**Guarantee**

The property is being sold with an architects certificate.

**Services**

Mains water and electricity. There is a pump to pump waste into mains sewer which needs to be serviced annually by Amos Pumps. Air Source Heating.

**Council Tax Band - TBC**





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>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	

**Floorplan**

The floorplan is for identification purposes only. The layout of the ground and first floor has changed now that the properties have been finished. We therefore recommend a physical viewing to satisfy yourself with the new layout.

**Anti Money Laundering Regulations – Purchasers**

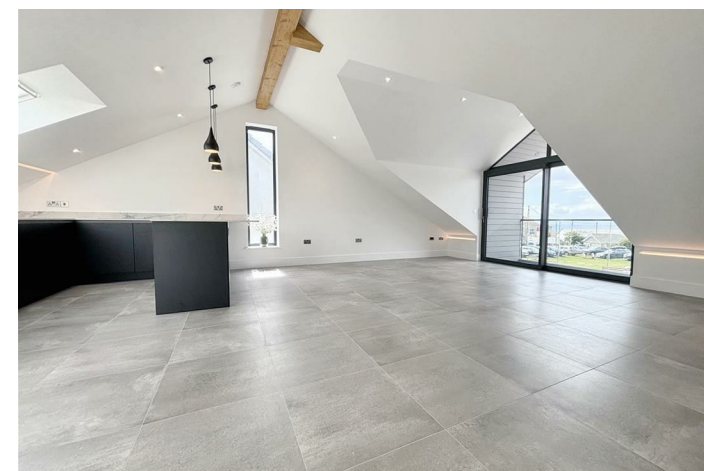
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

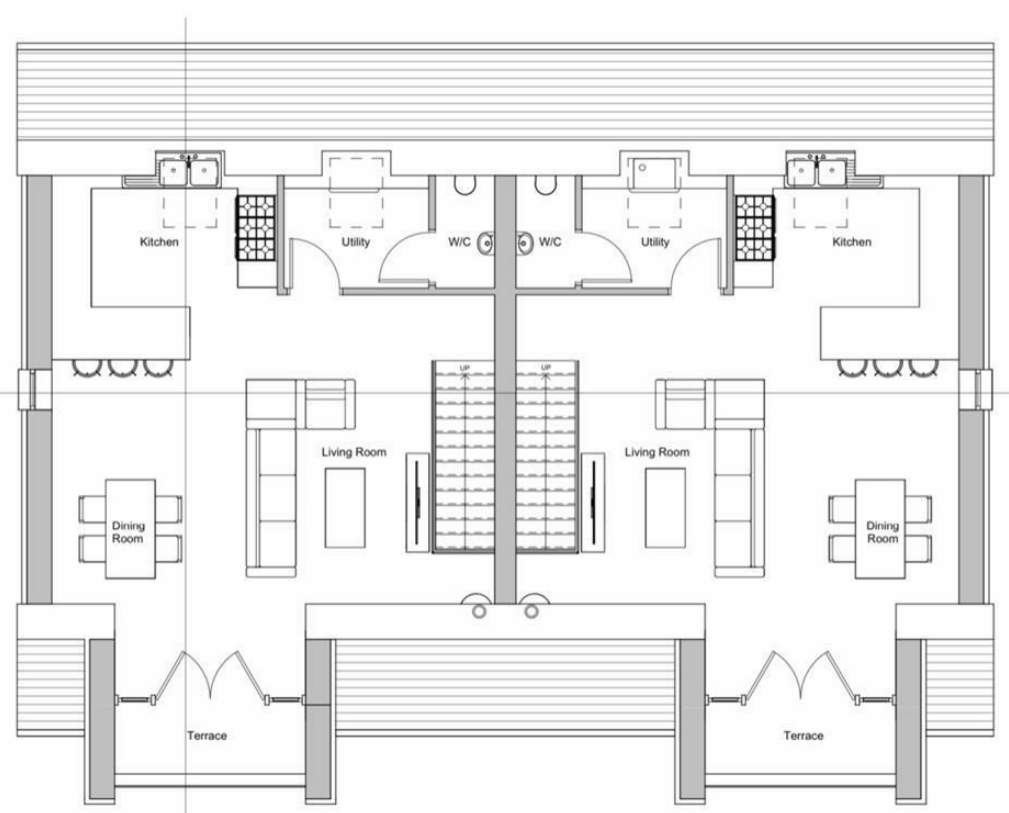
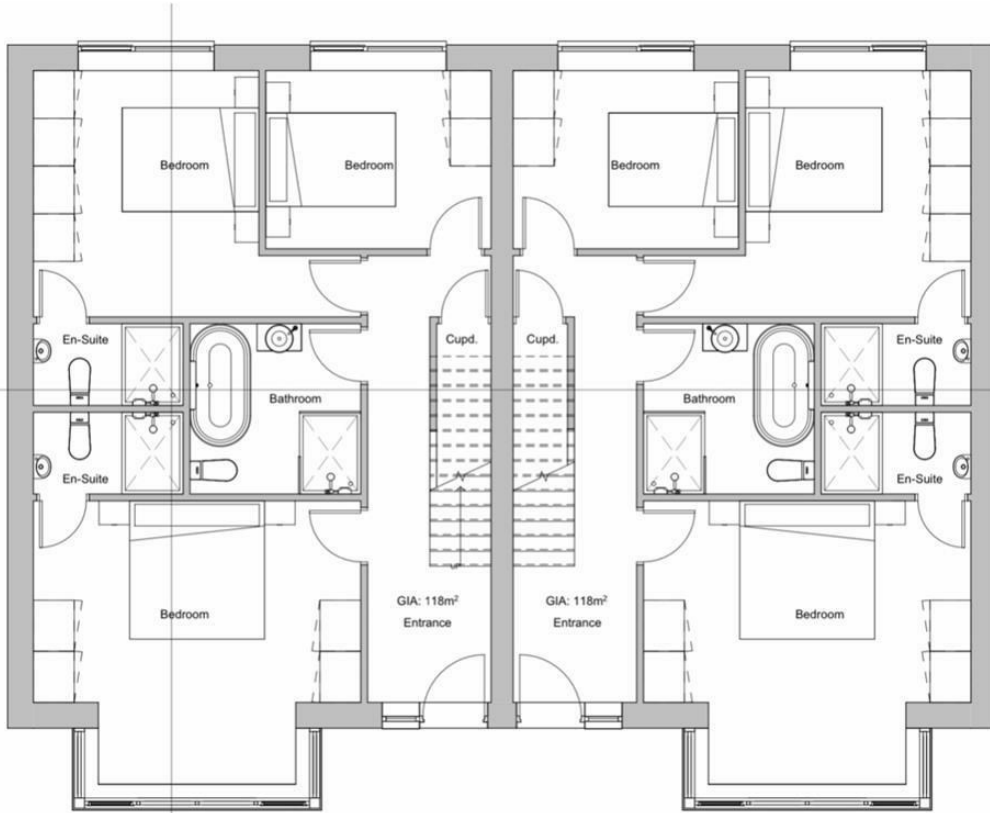
**Proof of Finances**

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/>





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.



FISH CHIPS

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PARTNERSHIP

The logo features a stylized 'M' inside a circle, set against a dark teal background. Below the logo, the words 'MATHER' and 'PARTNERSHIP' are written in white, bold, sans-serif capital letters. The logo and text are part of a larger sign structure that also includes a whiteboard.