

21 Meneth
Gweek, Cornwall TR12 6UW



MATHER
PARTNERSHIP





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Welcome to this charming detached bungalow in the delightful village of Gweek. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. With two bathrooms, there will be no more morning queues for the shower. Situated in close to the creek, this bungalow offers a peaceful retreat while still being conveniently close to a variety of amenities. The property features good-sized gardens both at the front and rear, ideal for green-fingered enthusiasts or for enjoying a cup of tea in the sunshine. Parking will never be an issue with space for three vehicles and a garage. The two reception rooms provide ample space for entertaining guests or simply relaxing with the family. Don't miss out on the opportunity to make this spacious bungalow your new home in the heart of Gweek.



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

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Guide price - £485,000

Location

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. The village itself offers a wonderful active community with a range of facilities to include a shop and Post Office, a Public House with restaurant, The Boatyard and the Boatyard Café. There is a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions. Gweek is also home to the Cornish Seal Sanctuary.

Accommodation

- Entrance porch
- Hallway
- Living room
- Dining room
- Kitchen

Conservatory

- Bedroom 1
- En-suite
- Bedroom 2
- Bedroom 3
- Bathroom

Outside

The property benefits from good size gardens to the front and rear elevations. To the front the garden is chiefly laid to low maintenance patio areas, with potted plants, planted beds stocked with plants and shrubs, areas laid to stone chippings and gated access to the rear garden. The rear garden is a generous size, chiefly low maintenance with good size storage sheds.

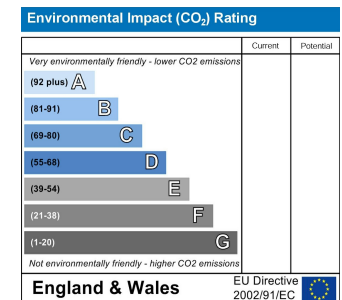
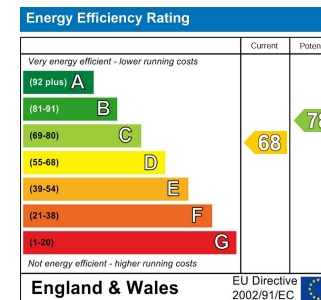
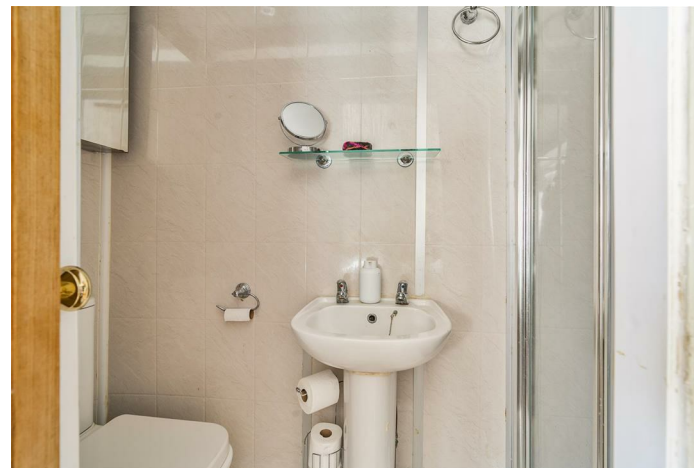
Garage

Manual up and over front door.

Parking

Generous drive way parking for several vehicles, laid to brick paving.





Services

Mains water, electricity and drainage. LPG central heating.
Freehold tenure.

Council Tax Band D**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

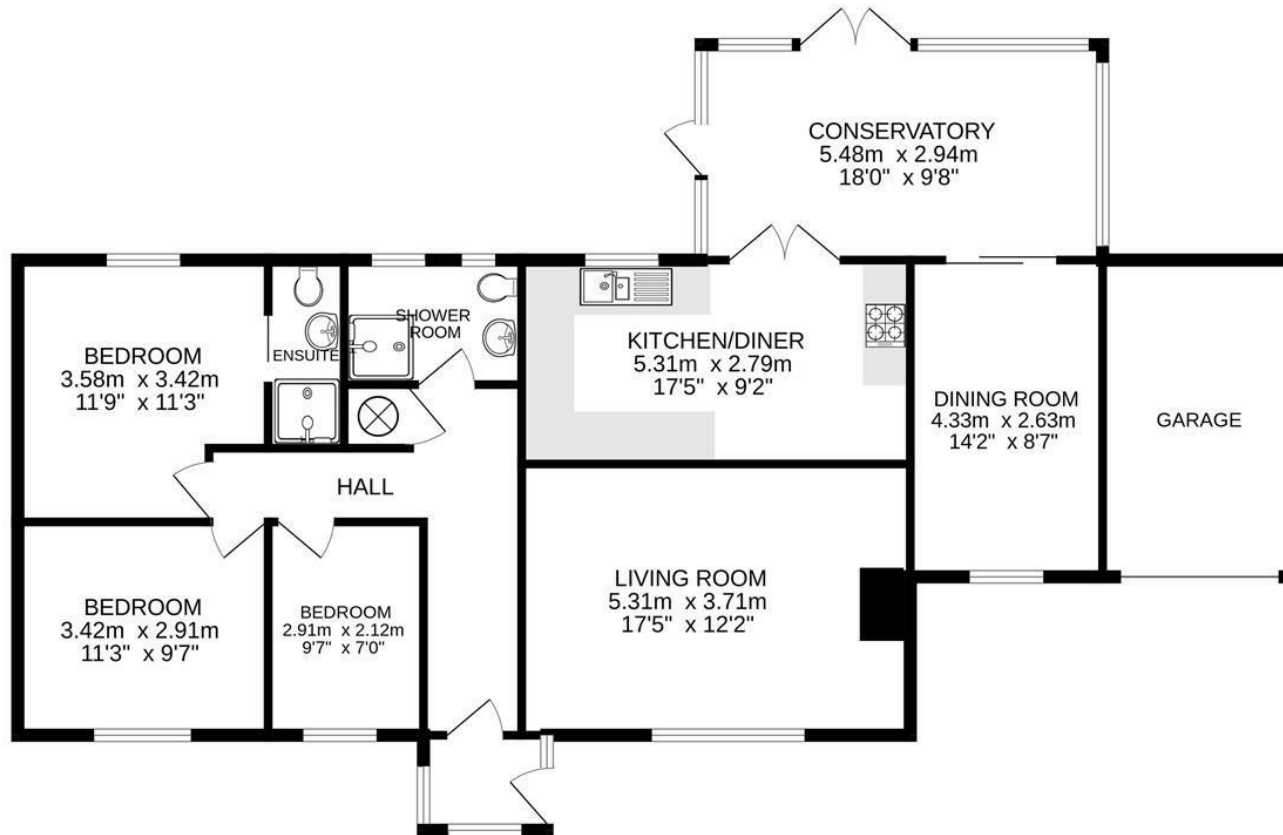
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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