

1 Bouldens Orchard
Gweek, Helston, Cornwall TR12 6BN







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Welcome to this stunning four bedroom new build home that seamlessly blends comfort, style, and functionality, with the convenience of two beautifully designed bathrooms. The heart of this home is the open-plan living area, a harmonious fusion of kitchen, dining space and lounge. Imagine hosting gatherings, preparing meals, and creating memories in this inviting setting where you can step outside onto the balcony. You can use the steps from the balcony to the enclosed rear garden.

Whether you dream of easy living, or a tranquil escape, this space awaits your personal touch, with a convenient side access to make it hassle free. Offered for sale with no onward chain.



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

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Guide Price - £575,000

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 Hallway with stairs to first floor and lower ground floor

W/C

Open Plan Kitchen/Lounge/Diner

First floor landing

Bedroom 1

Bedroom 2

Shower Room

Ground Floor Hallway

Bedroom 3

Bedroom 4

Bathroom

Storage Room

Outside

Enclosed rear garden with gated side access.

Parking

On gravelled driveway to the front of the property.

Warranty

The properties will be covered by a Professional Consultants Certificate.

Services

Air source heating being zoned underfloor on the ground floor and radiators on the first and second floors. Mains water, electricity and drainage.

Council Tax - Band E

Service Charges

Please also be aware that a management company has been formed. This will be comprised of all the owners and will manage maintenance of communal areas and communal costs to include the lighting and the pumping station. Charges are expected to be in the region of £300 - £500 p.a.

Agents Note

Please be aware that the developers are currently in the process of progressing a build on a site on the Lower Road behind and below Plot Three.

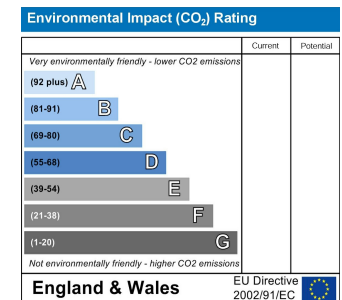
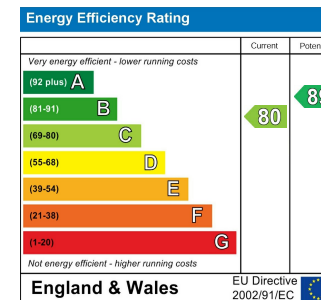
Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. This money will then be deducted from the sale price on completion of the sale. At this point the buyer will be able to select a kitchen within a range and budget.

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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.





Proof Of Finance - Purchasers

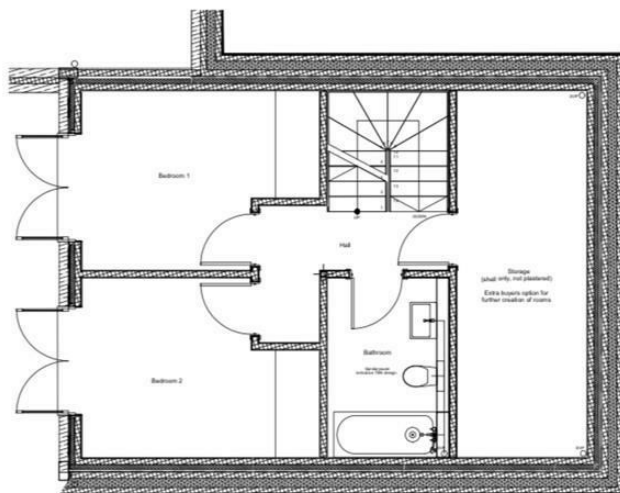
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

Broadband and Mobile Phone Coverage

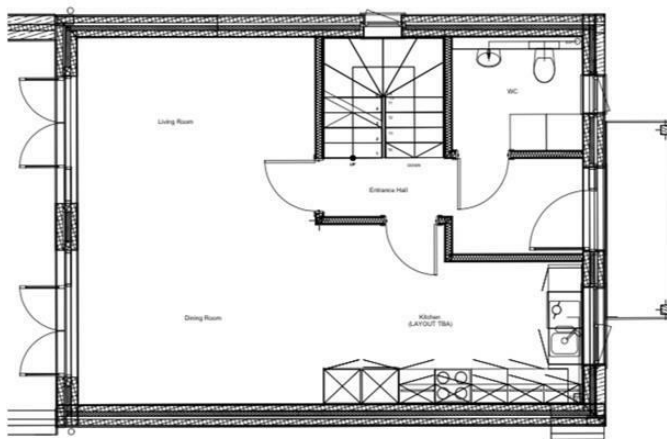
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



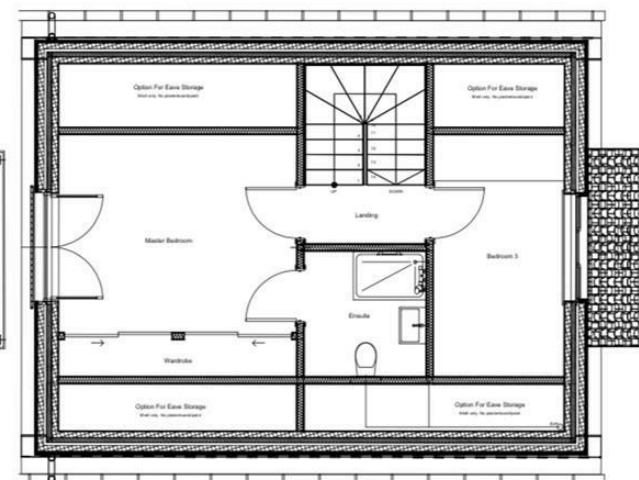
Plot 1, Gweek, Helston
Plan Layout



Ground Floor Plan



First Floor Plan



Second Floor Plan

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.

