

2 Bouldens Orchard
Gweek, Helston, Cornwall TR12 6BN







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Step into this stunning four bedroom new build home, where modern elegance meets functionality. The heart of the home is the light and airy open plan living room, seamlessly merging with a lovely kitchen and dining area. Picture yourself entertaining guests, the French doors flung open, inviting the lush garden inside. Don't miss the Juliet balcony off the main bedroom which brings the outside in. The blank canvas garden awaits your personal touch with access all around the house to make it easy for you. Plus, the front parking adds convenience to your daily life. For sale with no onward chain.



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

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Guide Price - £568,000

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
- W/C
- Open Plan Kitchen/Lounge/Diner
- First Floor Landing
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Second Floor landing
- Bedroom 1 with En-suite

Outside

Enjoying parking to the front the level lawned gardens offer an excellent degree of privacy enclosed by fencing and wrap around the side and rear of the property. There is a useful outside tap and external power point.

Warranty

The properties will be covered by a Professional Consultants Certificate.

Services

The properties will be warmed by air source heat pumps with ground and first floors offering underfloor heating and the second floors offering radiators. They will be served by mains water and electricity and drainage.

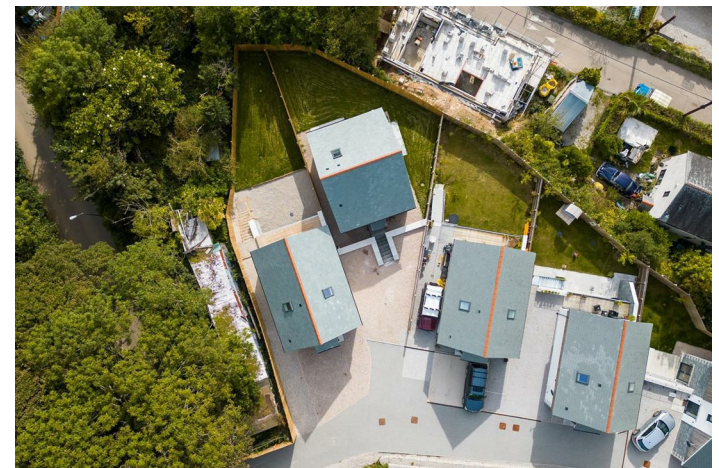
Council Tax - Band E.

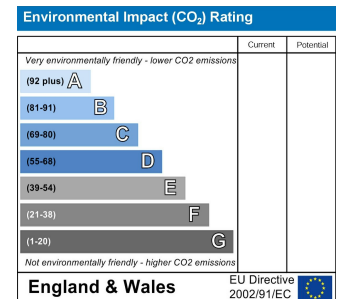
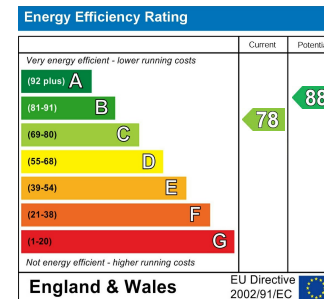
Service Charges

A management company has been formed for the development. This is 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.

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

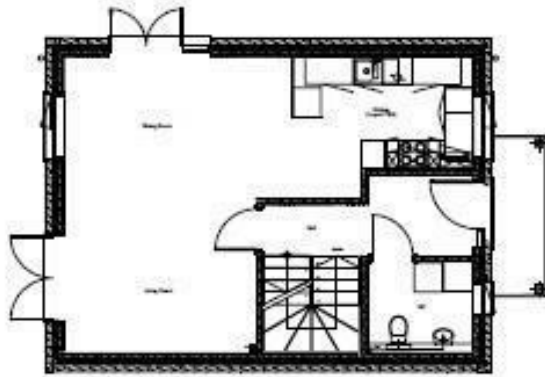
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

Broadband and Mobile Phone Coverage

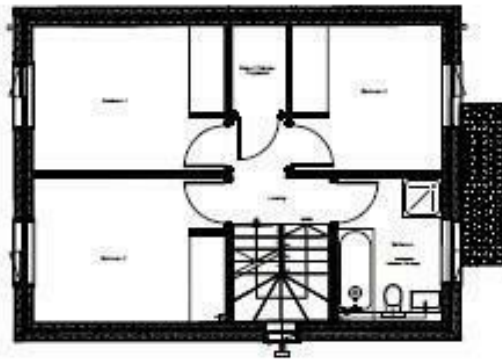
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



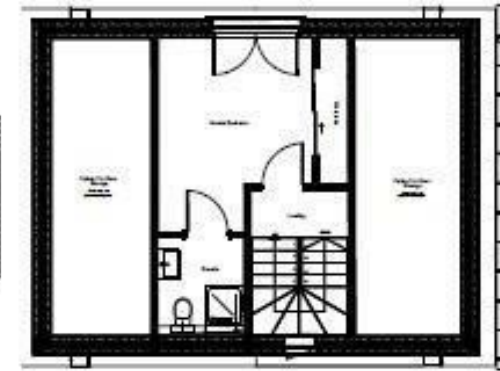
Plot 2, Gweek, Helston
Plan Layout



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.

