

8 Mile End
The Lizard, TR12 7AS







8 Mile End The Lizard, TR12 7AS

Nestled within close proximity to the village centre and the stunning Kynance Cove, this charming three bedroom terraced house offers picturesque countryside views. As you step into the front porch, you'll find the perfect spot to kick off your shoes after a day at the beach or working in the garden, ensuring you don't bring any mess through the house. The dual aspect living room is bathed in natural light, with a log burner serving as the room's focal point. The modern shower room is designed for easy maintenance, while the flexible dining room and snug provide versatile living spaces, each warmed by its own log burner, creating a cosy atmosphere. The kitchen, finished to a contemporary standard, boasts ample storage and worktop space. The practical utility room keeps all white goods out of the kitchen, offering additional worktop space. Upstairs, there are three well proportioned bedrooms, with two bedrooms featuring built in storage. The gardens are a standout feature, setting this property apart. The rear garden is cleverly landscaped, starting with a low maintenance gravelled area adorned with colourful potted plants. Beyond the gate, a large lawn area with mature plants offers plenty of space for garden activities. The front garden is equally impressive, with mature shrubs providing colour and privacy, and a block paved driveway offering off road parking for two vehicles.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

OFFERS IN EXCESS OF £350,000

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 which has been commended in the national press. 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; here the air is crisp, clear and unpolluted by industry. 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 it's 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 Porch
Hallway
Dining Room

Snug
Kitchen
Utility Room
Shower Room with Toilet and Handbasin
Lounge
Stairs to Landing
Bedroom One
Bedroom Two
Bedroom Three

Garden

The gardens of this property are truly delightful, beautifully presented at both the front and rear. The rear garden has been thoughtfully sectioned to maximize space, featuring a gravelled area ideal for alfresco dining and outdoor seating. A useful shed provides ample storage, while the main garden area has been extended to include a larger-than-average lawn with mature shrubs. Additionally, the property boasts a large workshop, perfect for any DIY projects or hobbies. The long garden to the front enjoys plenty of mature shrubs providing plenty of privacy.

Parking

There is off road parking for a couple of vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Services

Mains water, drainage, electricity. Owned Solar Panels with batteries.

Council Tax Band- C**Agents Note**

Our client has informed us that Number 8 has permitted pedestrian access to the rear of 8 Mile End via the driveway and rear garden of 7 Mile End for the purpose of delivery and collection from the rear of 8 Mile End.

Broadband and Mobile 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/>

Anti Money Laundering Regulations - Purchasers

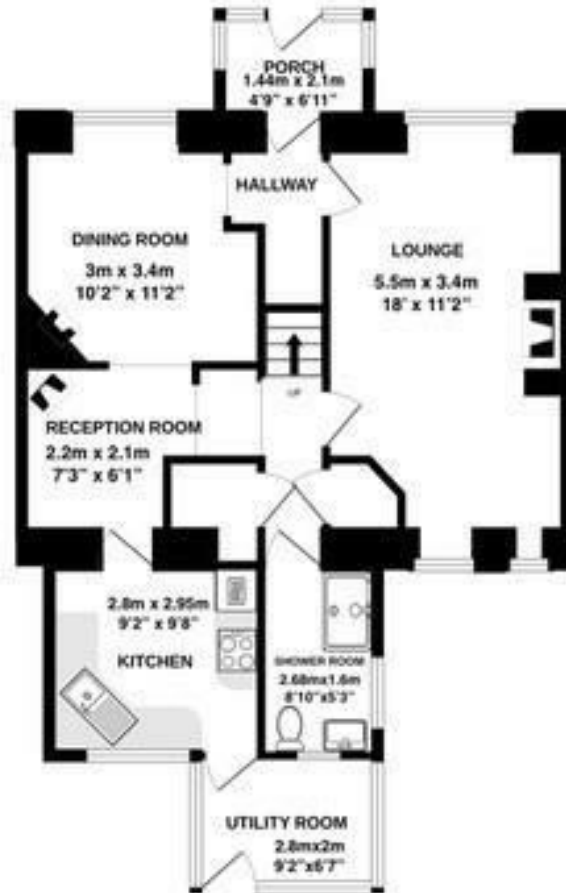
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 sq.m.) approx.

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 guidance 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.
Made with Metropax 6/2014

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.

