

1 Penmenner Estate  
St. Keverne, TR12 6NP







# 1 Penmenner Estate St. Keverne, TR12 6NP

Welcome to this three bedroom semi detached house located in Penmenner Estate in St. Keverne, perfect for a growing family with the ease of getting into the centre of the village and school. The property features a large garden, ideal for hosting summer gatherings with friends and family.

Although the house is in need of some work, this presents a fantastic opportunity for you to put your own stamp on the property and create your home. Imagine the possibilities of transforming this house into a warm and inviting space that reflects your personal style and taste. The property is of 'Cornish Unit' construction, therefore this property is only suitable for cash purchasers only.



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- £135,000**

**Location**

This property is located in the heart of St Keverne just a short distance from the central square where the shops, pubs and restaurant are located. St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, well regarded primary school and a butchers. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

**Accommodation**

- Entrance Hallway
- Kitchen/diner
- Living room
- Bathroom

- Stairs to landing
- Bedroom 1
- Bedroom 2
- Bedroom 3

**Outside**

Large garden laid to lawn which is a blank canvas ready to be transformed.

**Services**

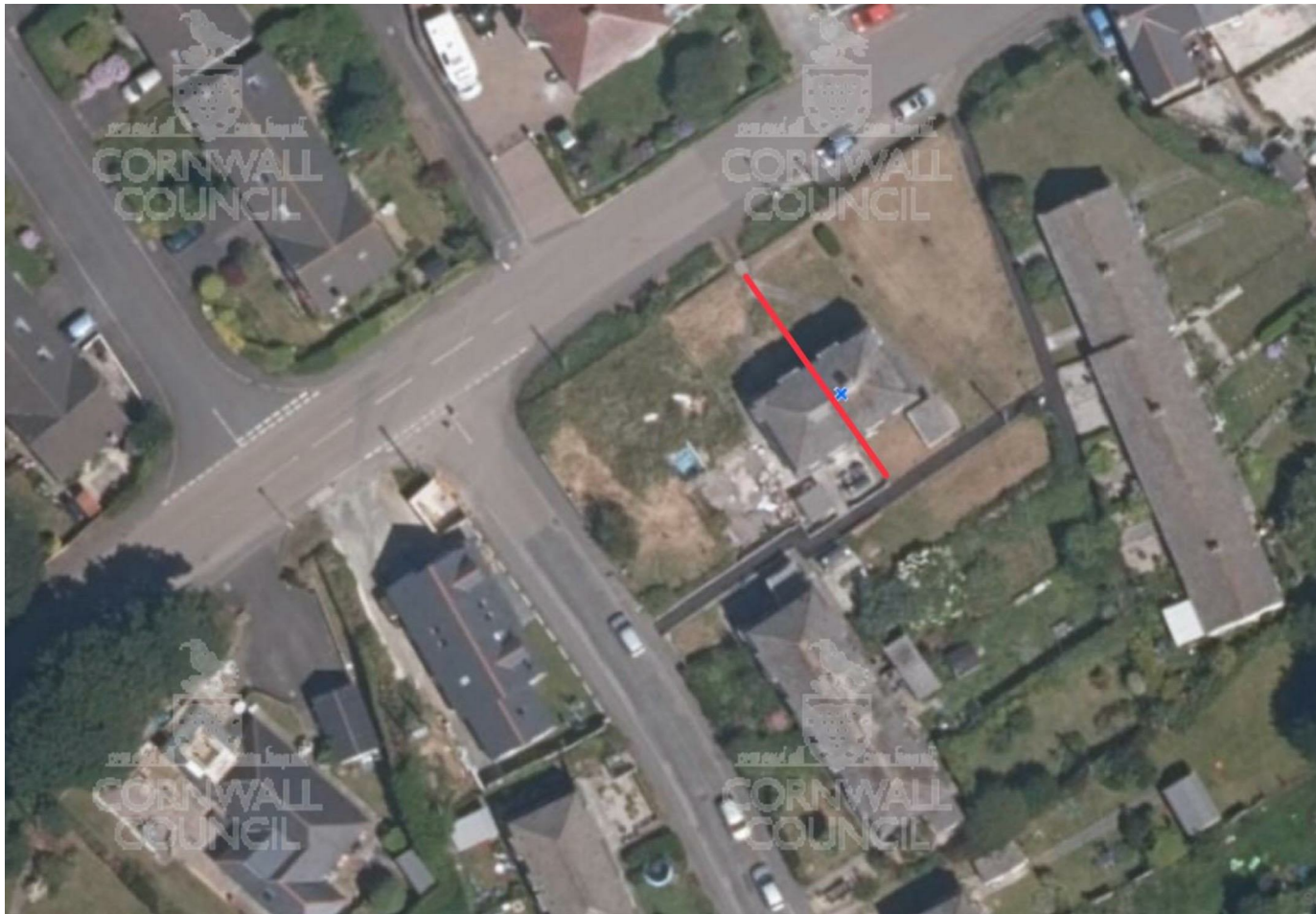
Mains water, electricity and drainage. Air source heat pump.

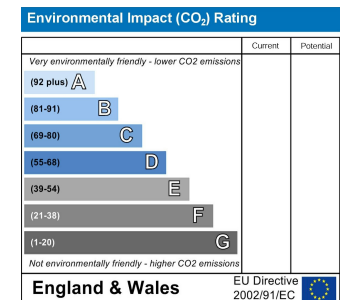
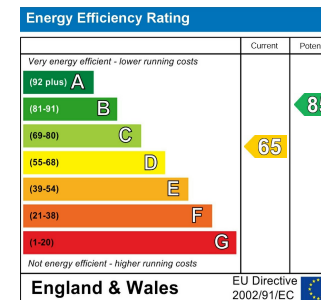
**Service Charges**

Our clients have advised us that the service charge for 2024/25 is £148.68.

**Agents Note 1**

Our client has advised us that number 2 has a right of access at the front of the properties to get to their gate at the front.





**Agents Note 2**

Our client has informed us that there is a no build zone in the garden, this does not exclude the building of a shed, garage or an extension, provided it is part of the existing property and not a separate dwelling.

**Council Tax Band- A****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**

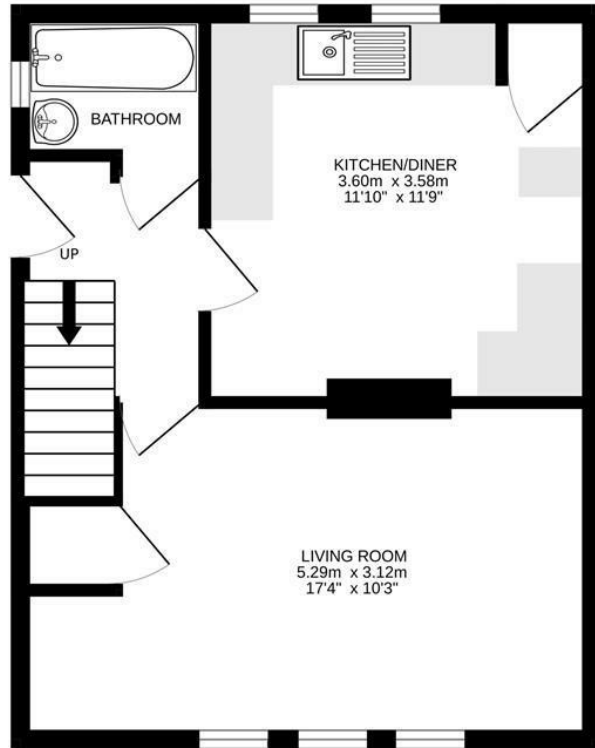
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

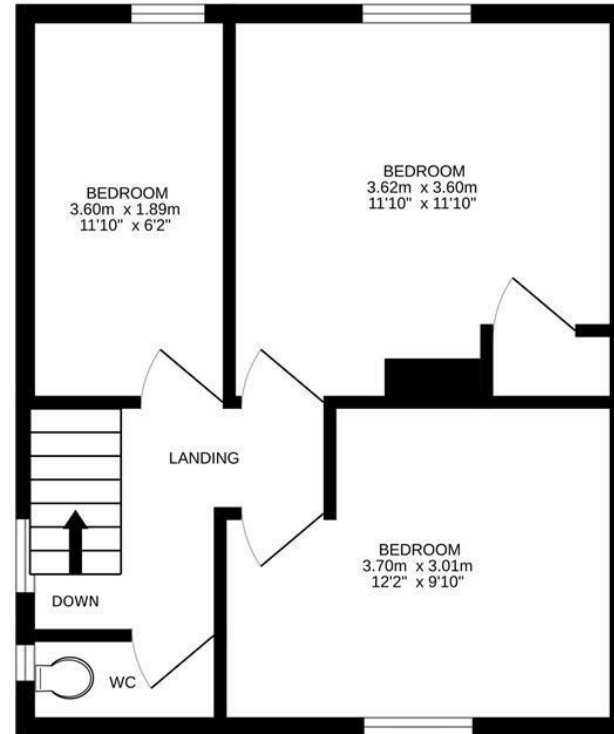
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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.  
 Made with Metropix ©2024

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.

