

# The Hawthornes

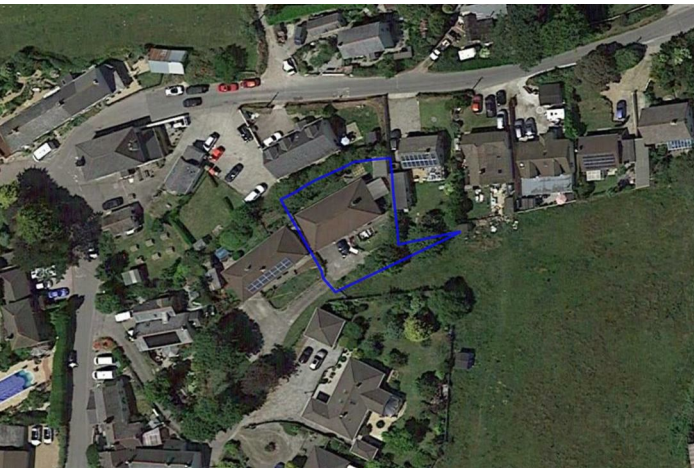
Porkellis, Cornwall TR13 0JR





# The Hawthornes

## Porkellis, Cornwall TR13 0JR



This three bedroom detached bungalow presents a wonderful opportunity for those seeking a property with great potential and although in need of updating throughout, this home offers a promising canvas for your personal touch and with the bonus of being sold with NO ONWARD CHAIN, making it even more appealing!! As you step inside, you are greeted by a spacious and inviting living room, featuring an open fire providing a great source of heat in the winter months. This room provides ample room for relaxation and can be easily transformed into a comfortable gathering place for family and friends. Adjacent to the living room, you'll find the kitchen/diner, which has the potential to become a perfect area for socialising and hosting memorable meals. The rear door of the kitchen/diner opens up to the rear garden, creating a seamless transition between indoor and outdoor spaces. All three bedrooms within the bungalow are generously size double rooms and enjoy built in wardrobes , allowing for organised living without sacrificing valuable floor space. The family bathroom is well appointed and boasts the convenience of both a separate bath and shower, catering to the varied needs of the household. Additionally, a useful utility room is available, providing practical storage space and ensuring that the kitchen remains clutter free. The garden area to the rear of the property is a blank canvas, awaiting your creative vision to transform it into a beautiful outdoor oasis. Whether you dream of a vibrant garden, a tranquil retreat, or a space for entertaining, the possibilities are endless. The front of the property benefits from an abundance of off road parking, ensuring ample space for multiple vehicles.



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

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**GUIDE PRICE £340,000**

**Location**

The Village of Porkellis is located five miles north east of Helston and approximately 8 miles from the harbour town of Falmouth. The village offers a highly regarded public house, which incorporates a village shop and library. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

**Accommodation**

- Living Room
- Kitchen/Diner
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Utility Room

**Outside**

This backyard garden provides the perfect opportunity for someone wanting to start over and have an impressive outdoor space. To the rear, it is mainly laid to lawn with a patio section situated outside of the kitchen/diner, which requires some additional attention. To one side there is a practical storage shed and a lean to providing additional storage.

**Garage**

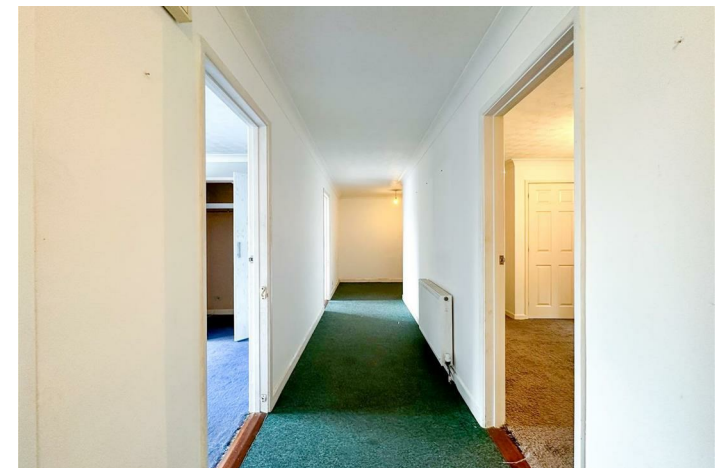
with up and over door and electric inside.

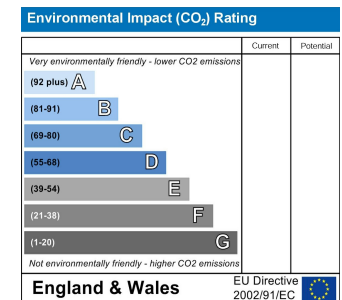
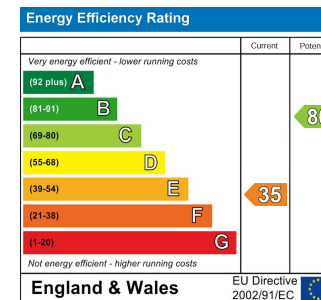
**Parking**

Large driveway providing off road parking for several vehicles.

**Services**

Mains water and electricity. Private drainage which is located in the neighbours garden. Oil Fired Central Heating





**Agents Note**

The Hawthornes benefits from right of access over the entrance lane to the property which is owned by the next door neighbours.

**Council Tax Band- C****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- Purchasers**

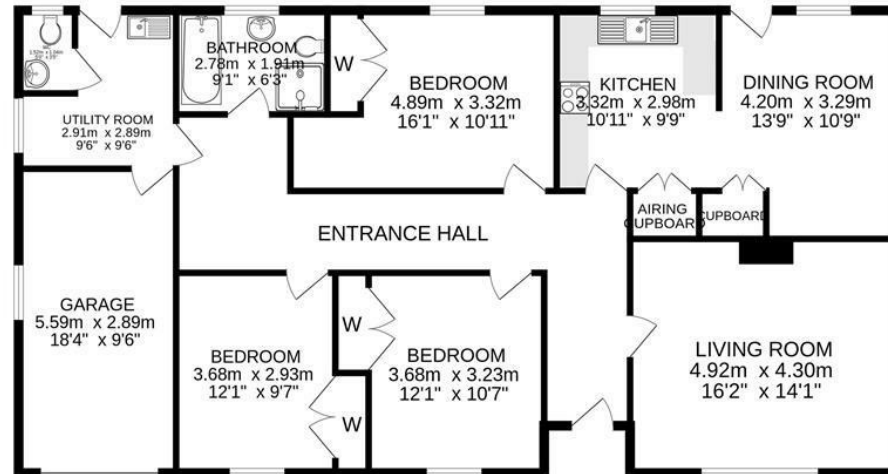
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband 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/>



# 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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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.

