

4 Parc Askeil Close  
Gunwalloe, TR12 7QA



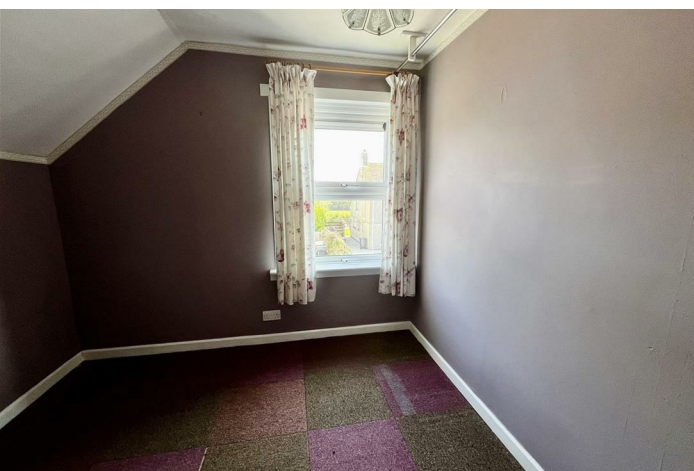






# 4 Parc Askeil Close Gunwalloe, TR12 7QA

Welcome to Parc Askeil Close in the charming village of Gunwalloe. This delightful three bedroom semi-detached house is a perfect opportunity for those looking to add their personal touch and make it their own. The separate dining room provides great versatility as it can be used as an additional reception room, offering space for both a sofa and a dining table. Situated in a tranquil neighbourhood, this property offers a wonderful blank canvas with both front and back gardens awaiting you to create your own outdoor oasis or a vibrant garden space to relax in. Being sold with no onward chain, don't miss out on the chance to turn this house into a cosy haven in the heart of Gunwalloe.



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

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**Guide Price- £235,000**

**Location**

Gunwalloe is a picturesque village nestled on the rugged south coast of Cornwall. This quaint settlement is renowned for its stunning natural beauty, featuring golden sandy beaches and dramatic cliff paths that offer breathtaking views of the Atlantic Ocean. The village is home to the famous Halzephron Inn, a beloved local establishment known for its cosy atmosphere, traditional Cornish fare, and a selection of fine ales and ciders. Gunwalloe's beaches are easily accessible, providing perfect spots for sunbathing and exploring. The nearby coastal paths are ideal for walking enthusiasts. The nearest town is Helston which is a short drive away and has plentiful facilities. Gunwalloe is located on the gateway to the amazing Lizard Peninsula with the bustling fishing tower of Porthleven just a short distance away and separated by Loe Bar and the beautiful Penrose Estate.

**Accommodation**

Entrance Hallway

- Living Room
- Dining Room
- Kitchen
- Utility Room
- Stairs to Landing
- Bedroom Two
- Bathroom
- Bedroom Three
- Bedroom One

**Outside**

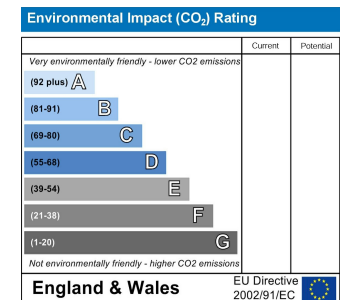
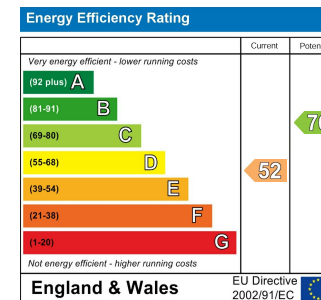
To the front of the property is mainly laid to lawn. A side gate leads to the rear garden which leads to a good size garden which again is mainly laid to lawn. The garden is a blank canvas ready to be transformed.

**Services**

Mains water, electric, drainage and oil heating.









## Council Tax Band- B

### Agents Note

Our client has informed us that Number 4 owns the road leading to all the properties on the estate and it is publicly maintained, therefore no costs are involved.

### 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/>

### 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.

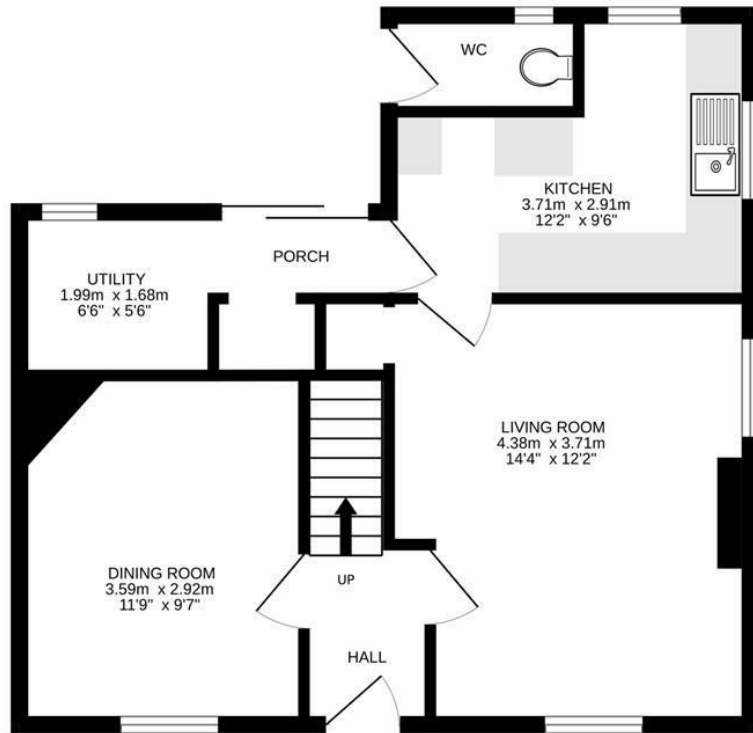
### Proof of Finances

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.

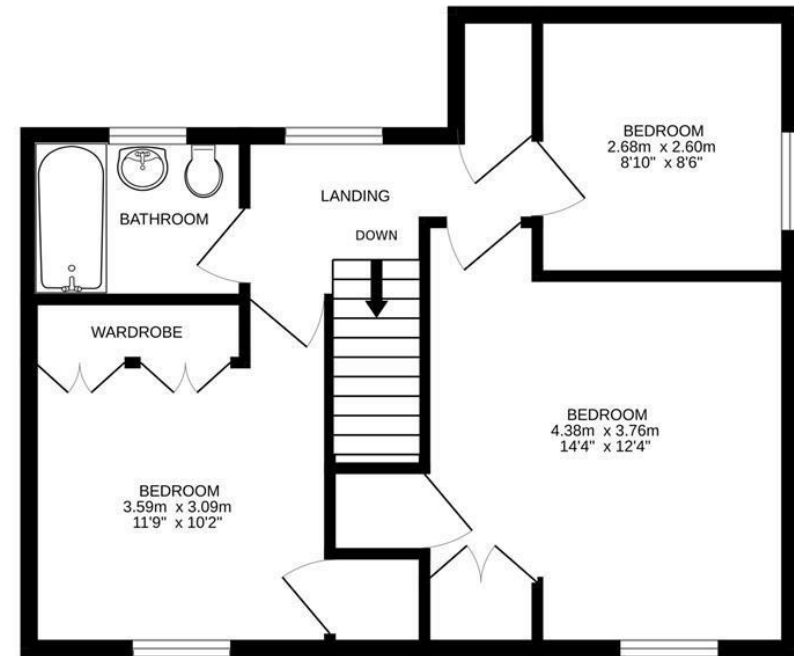




## GROUND FLOOR



## 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.  
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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.



