

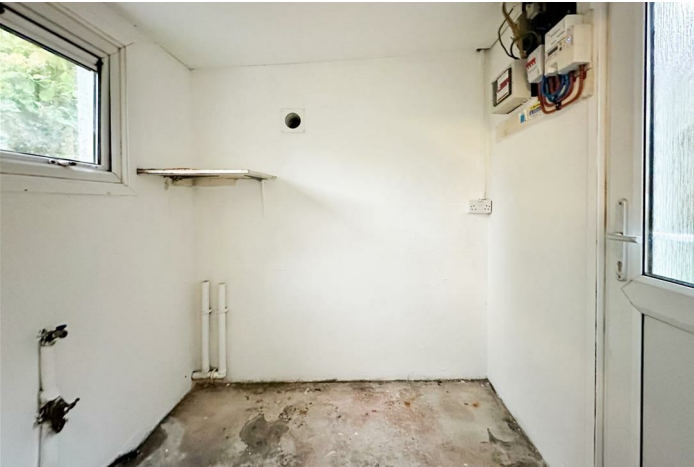
52 Penbothidno
Constantine, TR11 5AT





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This two bedroom semi detached home, situated just a short walk from the heart of the village, offers a fantastic opportunity for those looking to create their dream home. While the property requires updating throughout, it provides a blank canvas ready to be transformed to suit your personal taste and style. The accommodation includes a cozy living room, a functional kitchen, a utility room, and two spacious double bedrooms. To the rear, you'll find a large garden, mainly laid to lawn, which is ready to be landscaped and designed to unleash its full potential. This property is perfect for anyone looking to invest in a home with great potential in a desirable location.



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

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GUIDE PRICE £200,000

Location

Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

Accommodation

Entrance Hallway
Living Room

Kitchen
Utility Room
Bedroom One
Bedroom Two

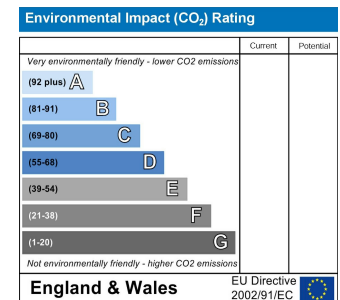
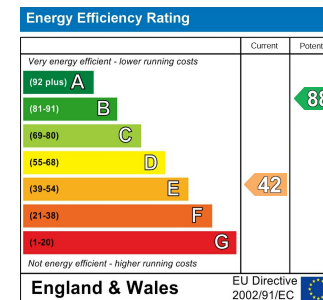
Outside

The gardens are a particular highlight and provide lots of potential be transformed and landscaped to maximise it's full potential. To the rear the ground has been cut back and boarded by mature shrubs to a good level of privacy. To the front it is boarded by hedging and an area of lawn.

Services

Mains water, drainage and electricity.





Agents Note

Our client has informed us that as of the 21st October 2024 there is an annual service charge of £110.63

Council Tax Band-B**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/>

Anti Money Laundering Regulations - Purchasers

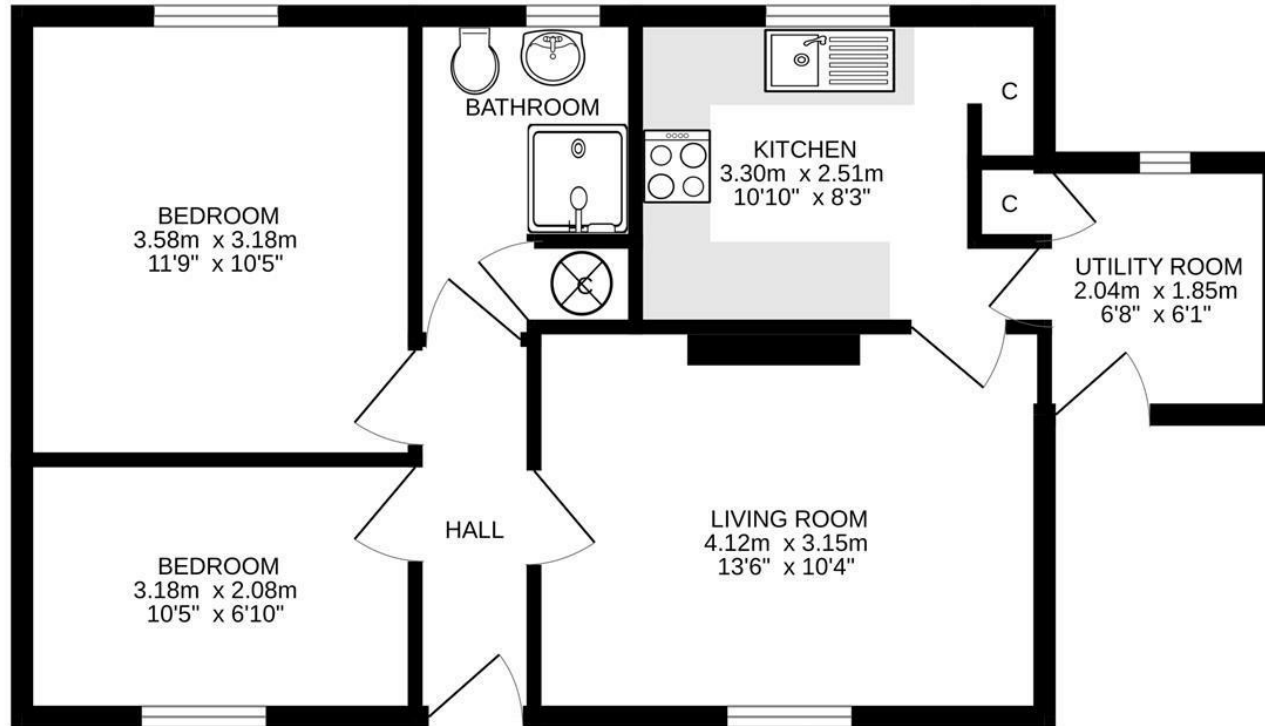
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



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.

