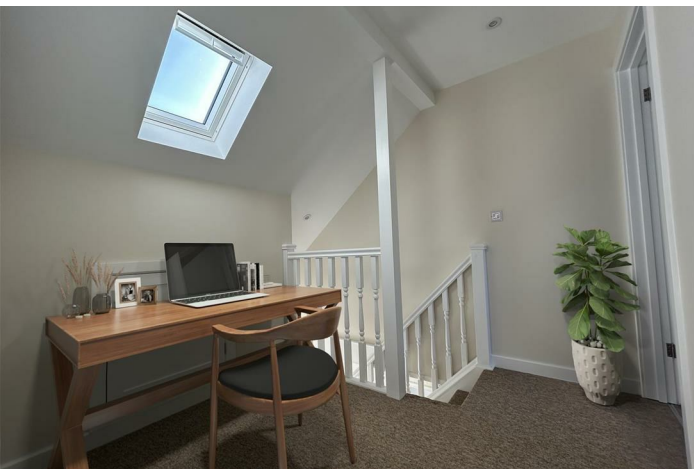


Rosemullion The Lizard, TR12 7PE





For Identification
Purposes Only



Rosemullion

The Lizard, TR12 7PE

This four bedroom detached dormer bungalow, set within a large plot, offers immense potential. The cosy living room, complete with a log burner, creates a warm and inviting atmosphere. Adjacent to it, the separate dining room provides a formal seating area or can be used as a flexible living space. The two double bedrooms on the ground floor are generously sized, and the separate bath and toilet facilities make mornings more convenient. The kitchen/diner is perfect for socialising and entertaining, featuring ample storage and worktop space. The dining area is light and airy, with patio doors leading to the outside, while a useful utility room ensures that vital storage is not lost in the kitchen. Upstairs, there are two large bedrooms, each with a modern en suite bathroom. The master bedroom is further enhanced by a walk in wardrobe, offering a fantastic amount of storage. The landing also provides an ideal place for a work desk perfect for anyone that is working from home. Outside, the garden wraps around the property, mainly laid to lawn, with two seating areas ideal for alfresco dining.



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

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

Offers In Excess OF - £475,000

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
Living Room
Dining Room
Sun Room
Kitchen
Breakfast Room

Utility Room
Shower Room
Bathroom
Bedroom Four
Bedroom Three
Stairs to Landing
Master Bedroom with Ensuite and Dressing Room
Bedroom Two with Ensuite

Garden

The garden wraps around the property, featuring a predominantly a lawn that provides a spacious and inviting area. Mature shrubs border the lawn, their dense foliage creating a natural screen that ensures a high level of privacy.

Garage

With electricity connected it provides a good amount of storage.

Parking

Providing off road parking for one vehicle.

Services

Mains water, drainage and electricity. Oil Heating through the Rayburn.

Council Tax Band-E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
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

Agents Note

Our client advises us that there is a lane to the side which leads to an area of land which has the the following planning application PA23/10217 . Full details can be found on the Cornwall Council Planning Website.

Agents Note Two

Many of the images have been virtually furnished for identification purposes only.

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/>

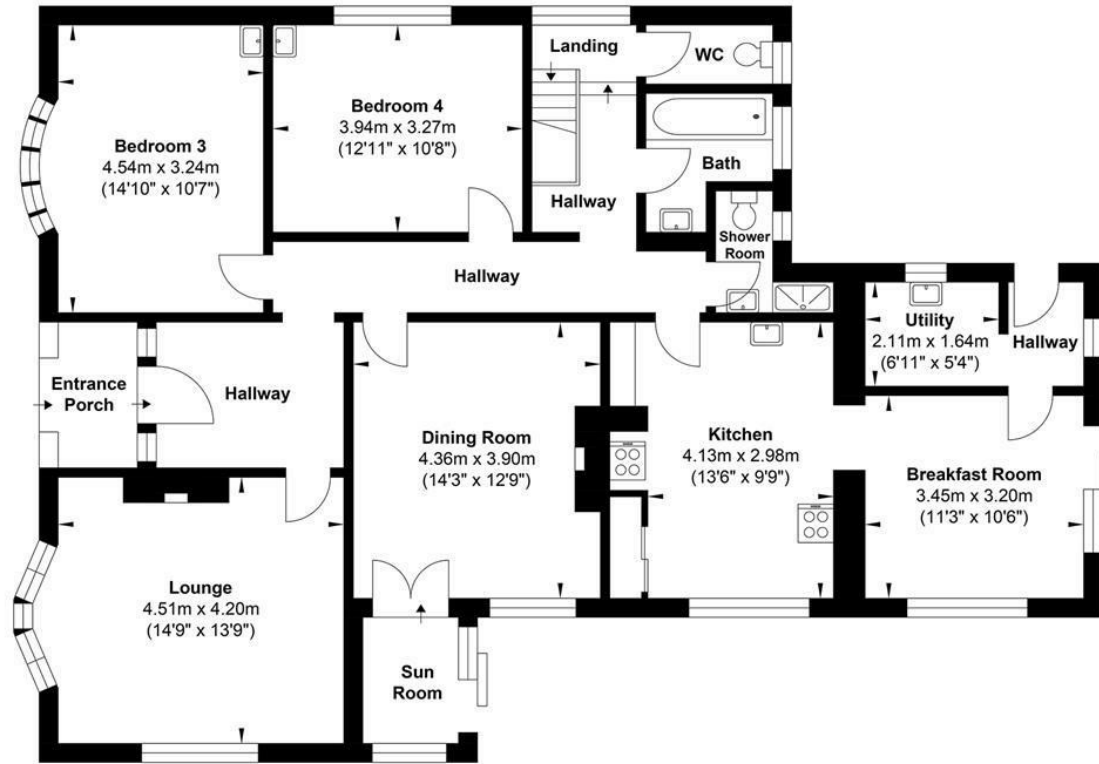
Anti Money Laundering Regulations - Purchasers

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



First Floor

Gross Internal Floor Area : 188.06 m2 ... 2024 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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 test themselves as to the amount of double glazed units in the property.

