

25 Coulthard Drive
Breage, TR13 9PF







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MOTIVATED VENDOR - OPEN TO OFFERS. Situated on a quiet road in the charming village of Breage, this detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room, with doors opening to the garden, provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Set on a generous plot, the bungalow boasts lovely gardens both at the front and rear, allowing for outdoor enjoyment and potential for gardening enthusiasts. The property also features a substantial garage, providing ample storage space or the opportunity for a workshop. There is also the added benefit of off road parking for two vehicles to the front elevation, as well as an electric vehicle charger. The location in the sought-after village of Breage offers a tranquil lifestyle while still being within easy reach of local amenities and the stunning Cornish coastline. This bungalow presents a wonderful opportunity for those looking to settle in a picturesque area, combining the charm of village life with the comforts of modern living. Don't miss the chance to make this property your new home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Price - £355,000

Location

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

Accommodation

Entrance porch
Entrance hall
Lounge dining room
Kitchen

Bedroom
Bedroom
Bedroom
Bathroom

Outside

The bungalow offers wonderful gardens to the front and rear. The front garden features a low fence and lawn area, with a feature pond and surrounding rockery, mature trees and shrubs. To the rear, the garden is chiefly laid to lawn with pathways, plant/veg beds, greenhouse and a timber summer house. The oil tank for the central heating is located in the rear garden. Pedestrian door opening into the garage.

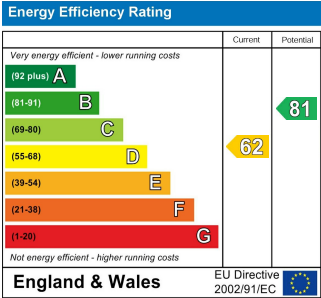
Parking

The bungalow affords off road parking for up to 2 vehicles, in front of the garage. The bungalow also benefits from an electric vehicle charger, which is fitted to the property just in front of the garage.

Garage

The property benefits from a very generous size garage, equipped with power & light, ample space for white goods, and an electric up & over garage door. The oil fired boiler is situated in the garage.





Services

Mains water and electricity. Oil fired central heating. Septic tank drainage.
Freehold tenure.

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

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

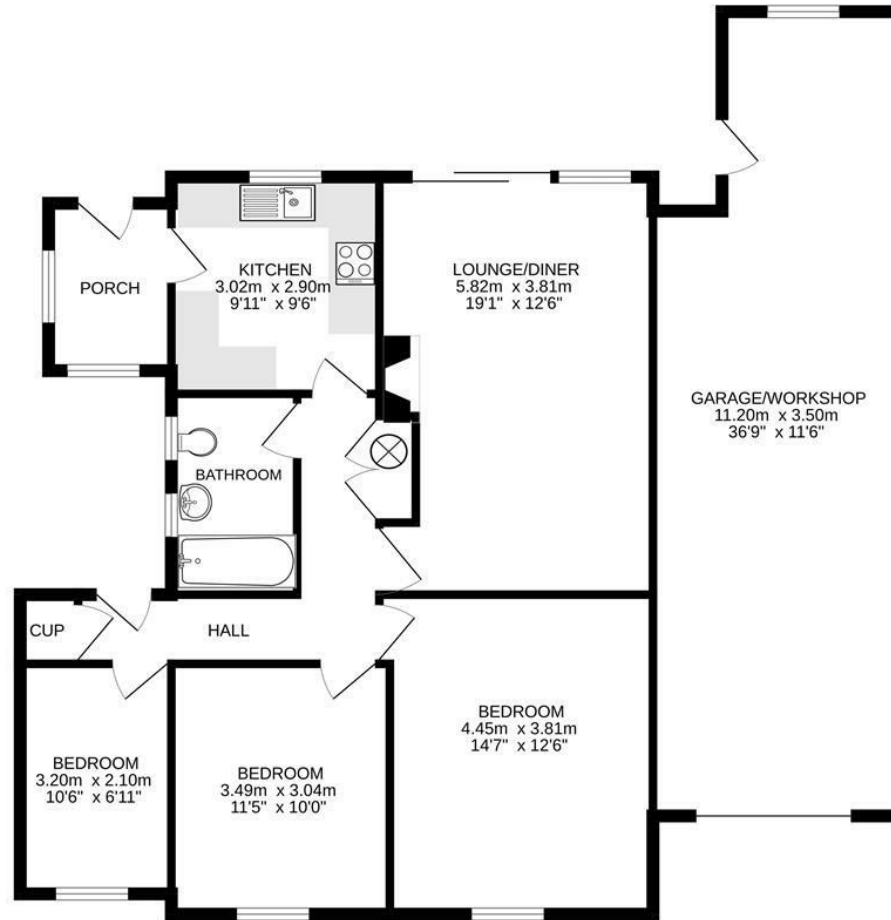
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

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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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