

Sunlee Commercial Road
St Keverne TR12 6LY







Sunlee Commercial Road St Keverne, TR12 6LY

This charming stone fronted three bedroom terraced house is perfectly positioned just moments from the heart of the village, providing easy access to local amenities including a shop, butchers, pubs, and the primary school. The hub of the home is the spacious living room, complete with a cosy log burner, creating a warm and inviting atmosphere. This room seamlessly flows into the kitchen/diner, ideal for staying connected with family and guests, fostering a sociable environment. A standout feature is the utility room, offering additional storage space, ensuring the kitchen remains uncluttered and functional.

As you head upstairs, you'll be greeted by a stunning stained glass window, filling the staircase and landing with natural light. The property boasts three generously sized double bedrooms, all offering a comfortable and peaceful retreat. The family bathroom is conveniently located on this level, completing the well-designed layout. The enclosed back garden is a true highlight, providing a private and secure space for children to play or for hosting summer barbecues with friends and family.



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

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Price- £386,800

Location

St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. Nearby are the sheltered and unspoilt coves of Porthallow and Porthoustock both perfect for wild swimming, kyacking and paddle boarding. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

Accommodation

Front Porch
Living Room
Kitchen/Diner
Utility Room

W/C

Stairs to landing

Bedroom

Bedroom

Bedroom

Bathroom

Outside

An enclosed rear garden with a patio and lawn area offers a private space for relaxation and outdoor activities. The patio is perfect for dining or entertaining, while the lawn provides a green space for play and gardening.

Services

Mains electricity, drainage and water. Oil fired central heating.





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			
		56	81
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	

Rights of Way

Our client has informed us that there is a right of way over the path to side of the property to access to the rear garden.

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

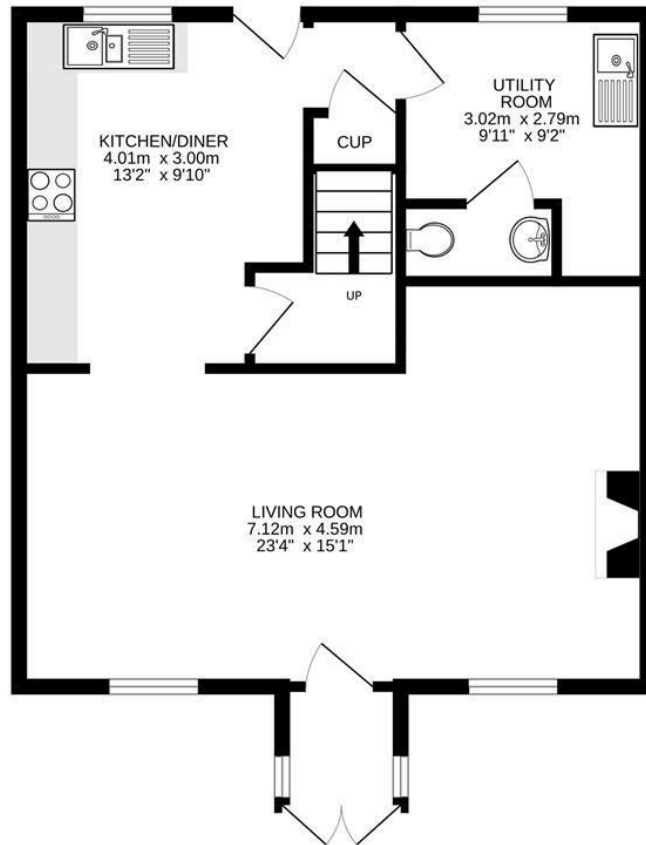
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

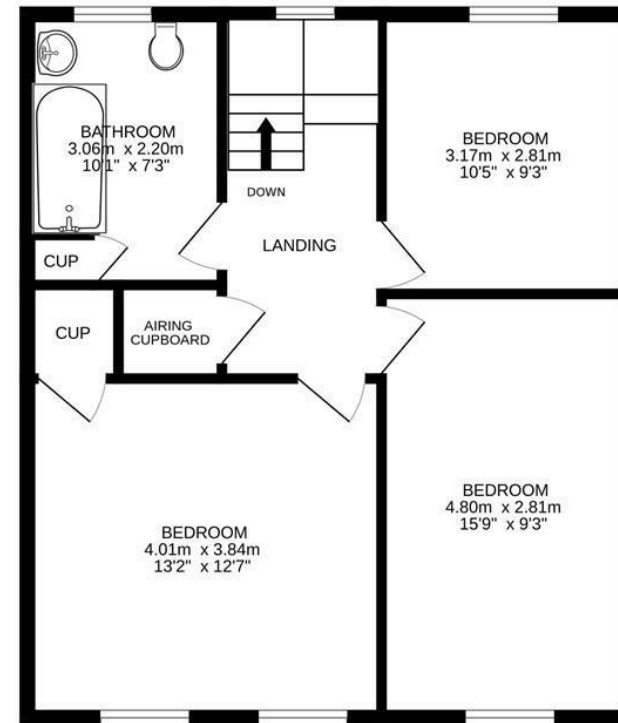
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GROUND FLOOR



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.

