



3 Back Lane
St Keverne, Cornwall TR12 6NL







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Nestled in the charming village of St Keverne which offers an excellent primary school along with a number of shops, 2 pubs and an award winning restaurant. This stunning modern terraced house offers a delightful blend of comfort and convenience. The market town of Helston is only 8 miles away which offers a wide variety of shops, supermarkets and senior schools.

Built in 2012, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the recently refitted kitchen, which combines contemporary design with functionality, ensuring that cooking and dining experiences are both enjoyable and efficient. The property also includes a well-appointed recently refitted bathroom, catering to the needs of modern living.

Step outside to discover the enclosed rear garden, a private oasis where you can unwind or host summer gatherings. The garden is larger than expected and is perfect for children to play safely and is fully enclosed creating the ideal area for pets to play. Additionally, the property offers parking, adding to the convenience of village life.

Enjoy picturesque views towards the parish church, enhancing the tranquil setting of this lovely home. The location is particularly appealing, as it is situated close to nearby beaches approximately only a 20 minute walk away, allowing for leisurely strolls along the coast or fun-filled days by the sea.

This property in St Keverne is not just a house; it is a wonderful opportunity to embrace a peaceful village lifestyle while being within reach of stunning natural beauty. This home is sure to impress with its modern amenities and idyllic surroundings.



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

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Guide Price - £300,000

Location

This property is located in the heart of St Keverne just a short distance from the central square where the shops, pubs and restaurant are located. St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, well regarded primary school and a butchers. 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

Entrance Hall

Cloakroom

Kitchen

Lounge/Dining room

Three Bedrooms

Bathroom

Parking

One parking space in front of the house.

Services

Mains water, drainage and electricity.

Agents Note

There is an emergency access from the rear via 2 gates.





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

Solar Panels

Our clients advise us that the solar panels are owned and provide hot water.

Council Tax - Band B

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.

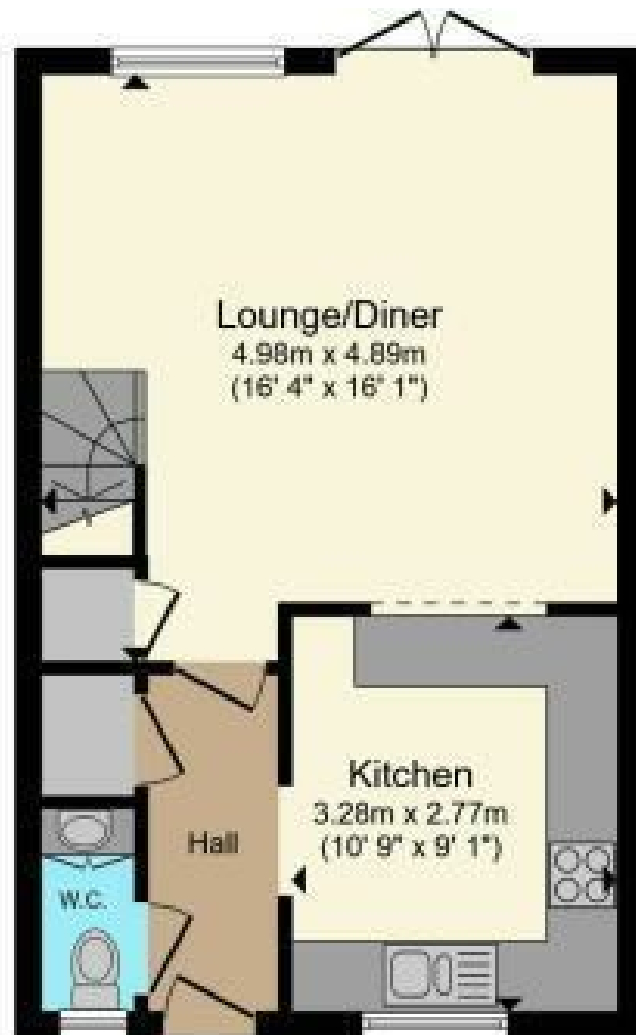
Proof of Finances

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.

What3Words

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

