

7 Chapel Row
Praze, TR14 0LA



MATHER
PARTNERSHIP





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Tucked away in a peaceful yet convenient location just moments from the heart of the village, this charming two bedroom end of terrace cottage presents an exciting opportunity for those looking to create their dream home. The village itself offers a wonderful community feel, complete with a welcoming pub, a local shop, and a delightful bakery. Requiring modernisation throughout, the property boasts a spacious lounge/diner, an ideal setting for family gatherings or cozy nights in. The kitchen provides ample storage and generous worktop space, ready to be reimagined to suit modern living. Upstairs, two well-proportioned double bedrooms, both with built in storage, offer comfortable accommodation, while the family bathroom completes the first floor. Outside, the garden is a blank canvas, waiting to be transformed. With a raised lawned area, it provides the perfect space for outdoor activities, gardening, or simply unwinding in the fresh air.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Offers In Excess Of £230,000

Location

Praze An Beeble is a popular village which lies between the towns of Helston and Camborne with the latter having a train station. The village offers a surprising range of amenities to include a public house, bakery, fish and chip shop, doctors surgery, village shop and primary school.

Accommodation

Entrance Porch
Lounge/Diner
Kitchen
Stairs to Landing
Bedroom One
Bedroom Two
Bathroom

Parking

Off road parking for two vehicles

Outside

With a raised lawned area for outdoor activities and ample space for storage, this garden is both practical and versatile. A blank canvas for green fingered enthusiasts, it offers endless possibilities to create a vibrant flower garden, vegetable patch, or serene retreat.

Services

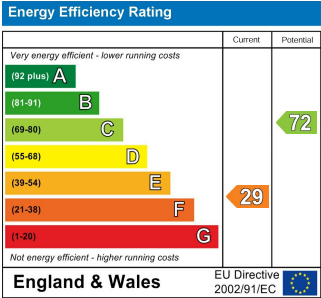
Mains water, electricity and drainage.

Rights of Way

Our client has informed us that the neighbouring property has a pedestrian right of access across the rear of the property to the lane.

Council Tax Band-A





What3Words

///snippets.nerd.tacky

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/>

Anti Money Laundering Regulations – Purchasers

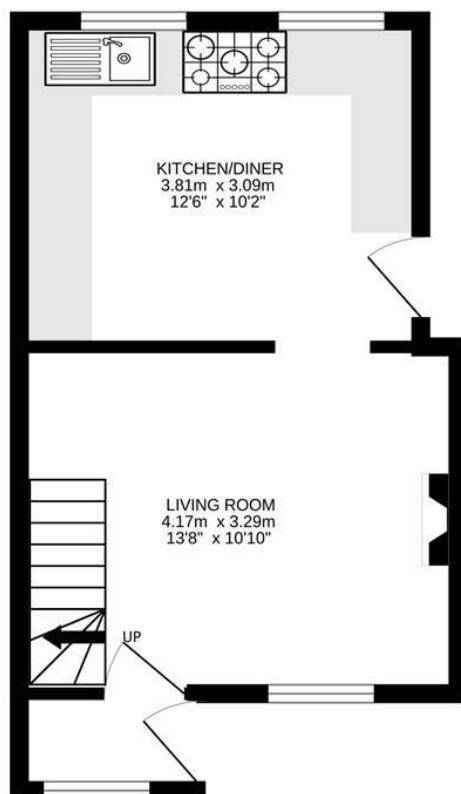
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

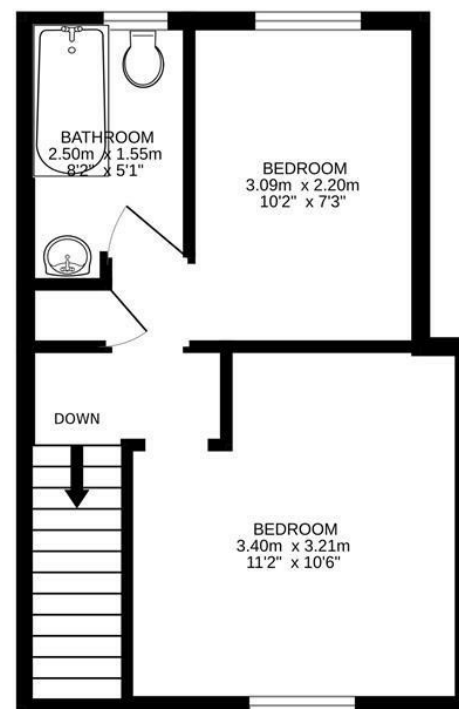
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

