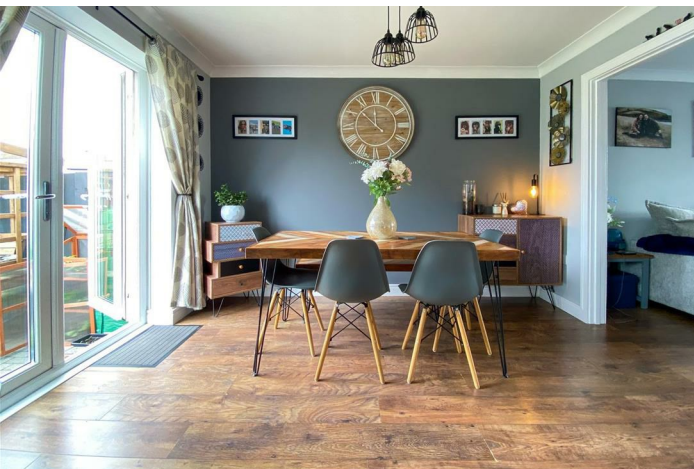


8 Gweal Wollas Fields White Cross Cury, TR12 7BU







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**** NOW AVAILABLE TO BUYERS IN CORNWALL ****

Situated in an exclusive development in the charming village of Cury, this immaculately presented end terrace home offers a delightful blend of modern living and rural tranquillity.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. Upon entering, you are greeted by a bright and inviting reception room that seamlessly flows into a modern kitchen dining room, creating an open plan living space perfect for both relaxation and entertaining. The contemporary design of the kitchen is complemented by the overall aesthetic of the home, ensuring a comfortable and stylish environment. Outside, the property features beautifully maintained gardens that provide a serene outdoor retreat, ideal for enjoying the fresh air or hosting gatherings. Additionally, the home benefits from allocated parking, adding to the convenience of this lovely residence. Situated in a sought-after rural position, this property offers the perfect escape from the hustle and bustle of life while still being within easy reach of local amenities. This home is a S106 property and potential purchasers must meet the eligibility criteria found below.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price £265,000

Location

Approximately a mile inland, Cury is a superb base from which to explore the Lizard peninsula and beyond. Close by are the sandy beaches of Gunwalloe and Poldhu with a plethora of stunning beaches within easy reach including the iconic Kynance Cove. The Most Southerly Point is just a short drive away. Keen golfers will be thrilled by Mullion Golf Club, the most southerly golf course offering 18 holes and spectacular views. Walkers are spoiled for choice with many miles of footpaths to enjoy including the South West coastal path. Nearby Mullion offers an excellent range of day to day facilities to include shops, a pharmacy and a doctors surgery as well as Mullion Harbour and Cove and hotels with swimming pool, gym and leisure facilities.

Accommodation

- Entrance hall
- WC
- Living room
- Kitchen dining room
- Bedroom
- Bedroom
- Bedroom
- Bathroom

Outside

The property benefits from well presented gardens to the front and rear elevations. The front garden affords low maintenance patio areas with loose stone and a range of potted plants and shrubs. In front of the patio is the allocated parking for the property, which provides parking for two vehicles. There is a

side path with a gate opening to the rear garden. The garden has been meticulously presented by our clients with areas including timber decking with planted beds stocked with flowers shrubs and trees, a sitting area providing space for outdoor dining, and a open lawn area laid to astro turf. The timber fencing to boundaries is adorned with potted plants and hanging baskets.

Services

Mains water and electricity. Private sewerage treatment plant, shared with the other residents. Freehold tenure.

Service Charges

Our clients have informed us that they currently pay £50 per month which covers the maintenance of the private sewerage treatment plant, and also includes a window clean every 8 weeks.

Section 106 Property

The property has a Section 106 restriction in place, please see eligibility criteria below.

Eligibility

Eligibility

We would be looking to prioritise someone with an Area Local Connection to the parish of Cury

- Residency/permanent employment of 16 + hours per week for 3 + years

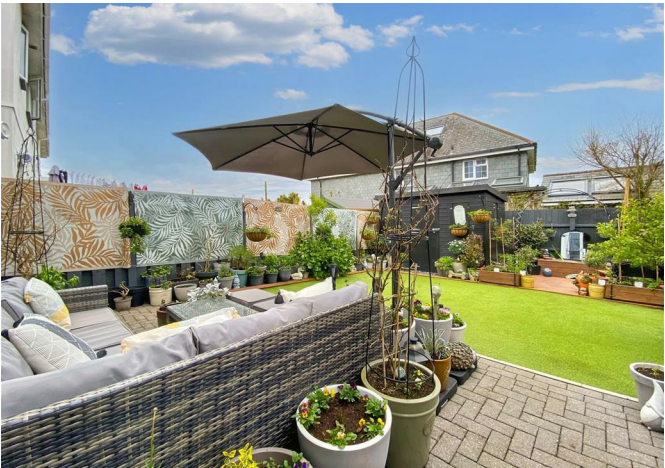
OR

- Former residency of 5 + years

OR

- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(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	

can give support

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of Mullion, Gunwalloe, Mawgan in Meneage and Grade Ruan.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

Council Tax Band- B

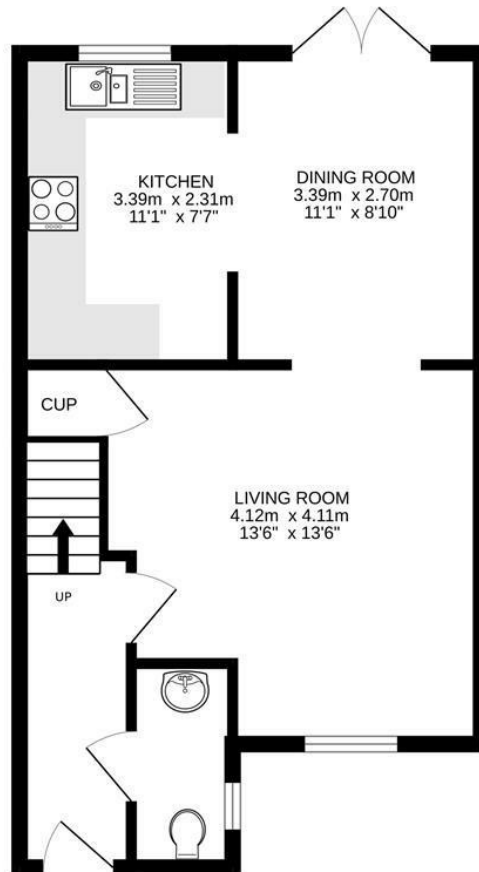
What3Words
///spite.serenade.tweezers

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.

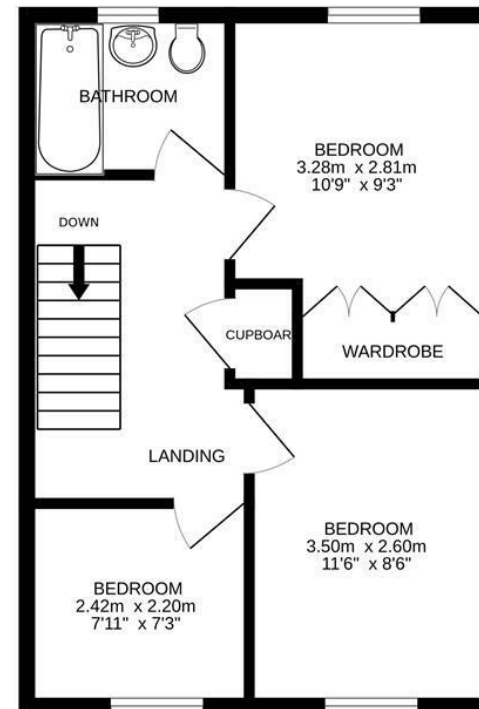
Proof of Finances
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

