



11A Fore Street
St. Erth, TR27 6HT







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Situated on the historic Fore Street in the charming village of St. Erth, this immaculately presented semi-detached house offers a perfect blend of modern living and traditional charm. Constructed in 2013, spanning over three floors, the property boasts a well-designed layout and flexible accommodation that maximises space and comfort. Upon entering, you are greeted by a modern kitchen and a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The house features three generously sized bedrooms, including a luxurious en-suite master bedroom, providing a private sanctuary for the homeowners. The additional two bedrooms are perfect for family, guests, or even an additional reception room to the second floor, catering to a variety of lifestyle needs. The modern design throughout the property enhances its appeal, making it a delightful place to call home. Situated in a central village location, this property offers easy access to local amenities, shops, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere. This semi-detached house presents an exceptional opportunity to enjoy contemporary living in a picturesque setting. Don't miss the chance to make this stunning property your own.



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 - £350,000

Location

St Erth is a charming village nestled in the picturesque countryside. This historic village offers a perfect blend of rural charm and convenience. With the River Hayle meandering through its heart, St Erth boasts beautiful landscapes and delightful walking trails. The village is well connected, with the St Erth railway station serving as a key hub for travel to nearby destinations such as St Ives, Penzance and beyond. Visitors and residents alike appreciate the village's rich history, welcoming community, and its close proximity to Cornwall's stunning coastline.

Accommodation

Entrance hall
Kitchen breakfast room

Living room

Utility/WC

Bedroom

Ensuite

Bedroom

Bathroom

Bedroom

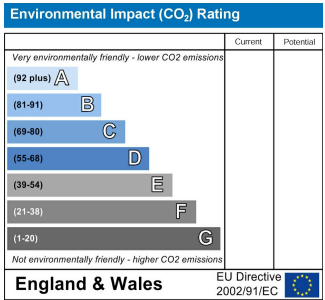
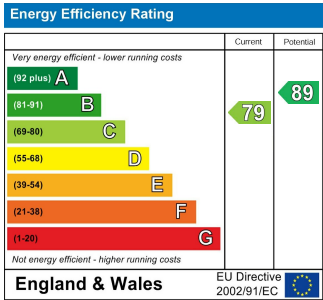
Outside

The property benefits from a low maintenance garden to the rear, featuring good patio area with steps leading up to a raised planted area and further patio. The rear garden is a real sun trap and is incredibly sheltered.

Services

Mains water, electric, drainage and gas. Freehold tenure.





Council Tax Band-C

What3Words

///intruding.quickly.situated

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.

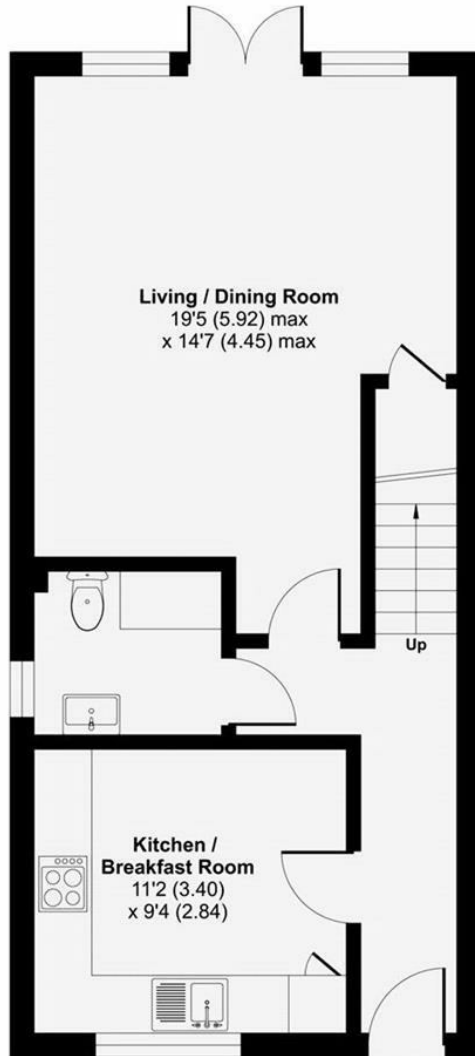
Proof of Finances

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.

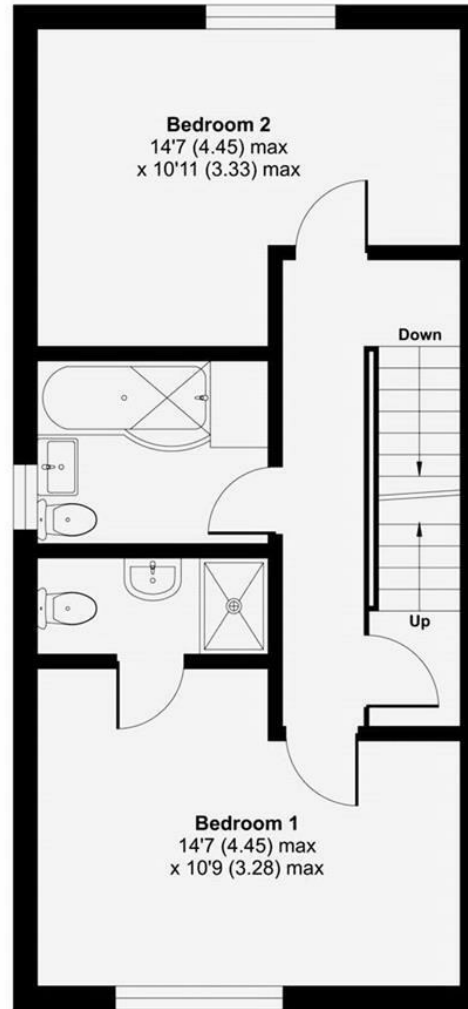
Broadband & Mobile Phone Coverage

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/>



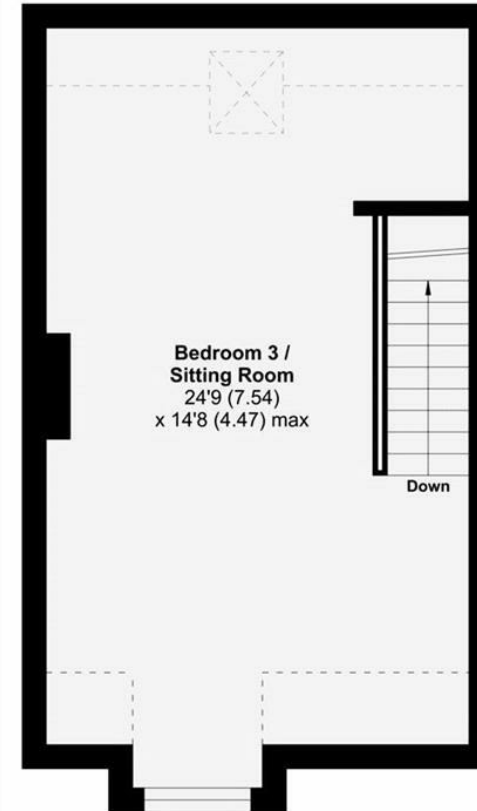


GROUND FLOOR



FIRST FLOOR

Denotes restricted
head height



SECOND FLOOR

