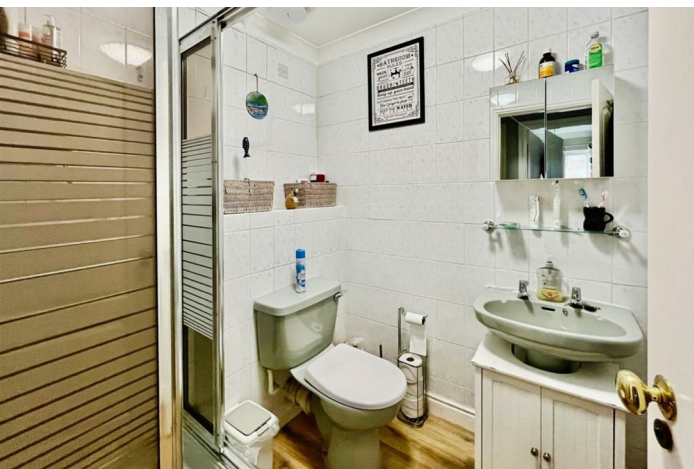


12 Meadow View

Goldsithney, TR20 9HB







12 Meadow View

Goldsithney, TR20 9HB

Set in a desirable and peaceful location, 12 Meadow View is a well-presented three-bedroom detached bungalow offering spacious and versatile accommodation throughout.

The property benefits from a generous double garage with additional driveway parking, making it ideal for families and visitors alike. To the rear, a good-sized private garden provides the perfect space for outdoor entertaining, gardening, or simply relaxing in a tranquil setting.

Inside, the home features three well-proportioned bedrooms, a bright and airy living area, and scope for modernisation, offering excellent potential for buyers to put their own stamp on the property.

Located within easy reach of local amenities, schools, and transport links, this attractive bungalow combines convenience with a comfortable lifestyle—an opportunity not to be missed.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £399,950

Location

Goldsithney is hugely sought after and for good reason. It's an attractive traditional village featuring a pretty, small stone church, post office, near by popular primary school (St. Hillary) and two village pubs both of which serve local ales and good food. There is a village store which is well stocked, much of which is local produce, in addition to gifts and cards. The village has a friendly, established community and is well placed for access to a huge choice of coastal and countryside walks. The sandy beach at Perranuthnoe is a reasonable walk or short drive away and the nearest major town, Penzance, is approximately 5 miles away and well served with day-to-day facilities as well as a railway station. Within easy reach, there is a choice of stunning beaches including the romantic and secluded Prussia Cove and Marazion, home to St Michael's Mount – the castle on the island!

Accommodation

Entrance
Reception Hall

Lounge
Dining Room
Conservatory
Kitchen
Family Bathroom
3 Bedrooms (Master Ensuite)

Garage

17'3 x 17'2

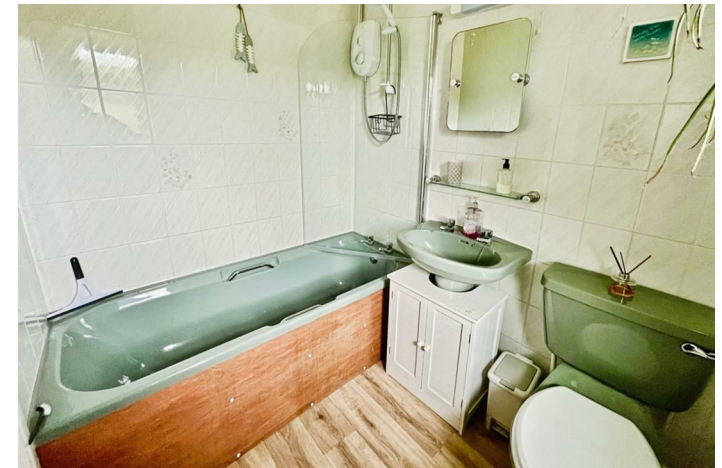
A double garage with power and light connected. With metal up and over doors.

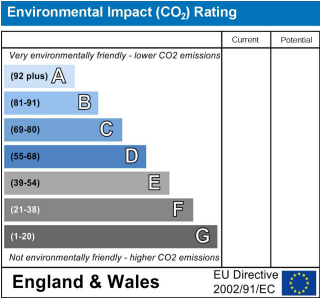
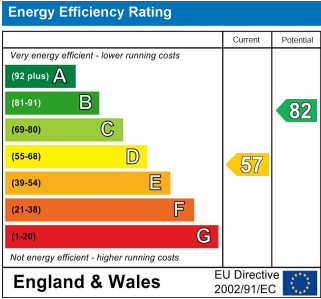
Parking

To the front of the property is driveway parking for 3 to 4 cars

Outside

To the front of the property is a lawn garden that extends to the other side of the driveway and the side





of the garage. The rear garden is accessed via the kitchen or conservatory. The garden is laid to lawn and is fully enclosed. To the rear corner is a seating area with a pergola with a grapevine covering it. The garden offers a good degree of privacy.

Services

Mains Water, Electric and drainage

Council Tax Band- D

What3Words

///unguarded.refreshed.recall

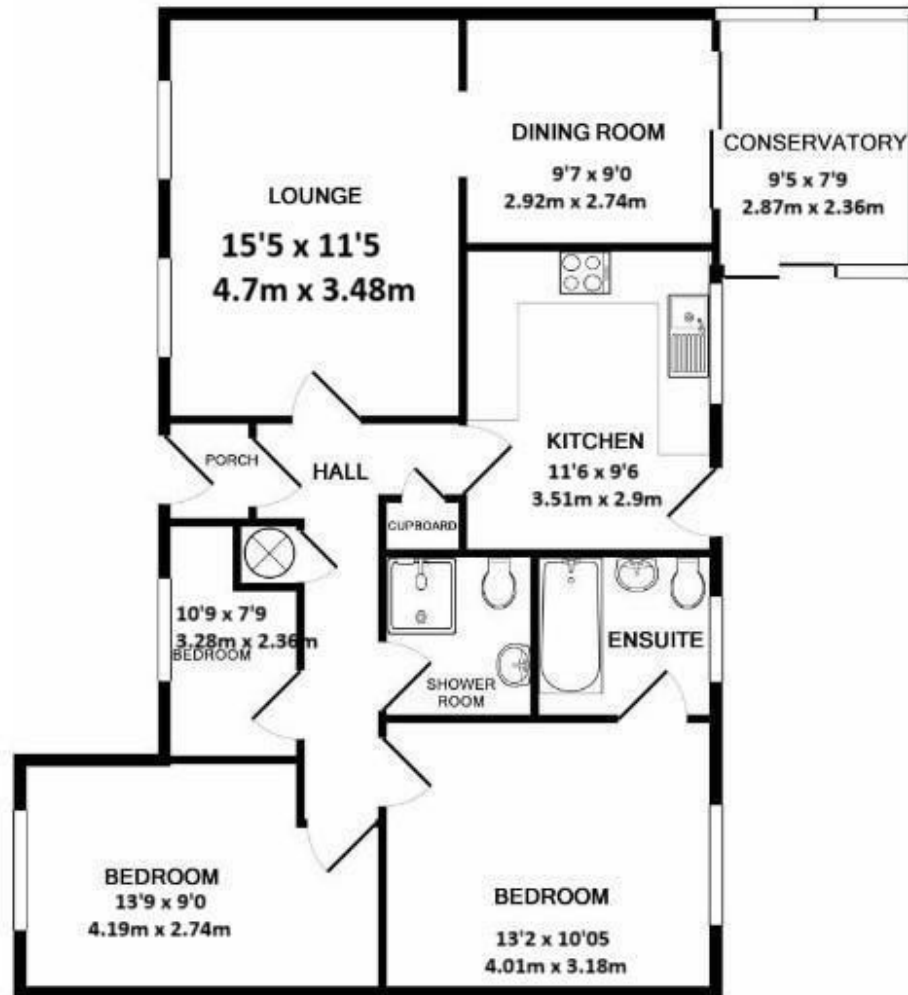
Anti Money Laundering Regulations – Purchasers

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

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.

