



2 The Palms Helston Road
Rosudgeon, TR20 9AJ







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Finished to a high modern standard, this four bedroom detached house offers versatile living accommodation perfectly suited to both family life and entertaining.

The dual aspect living room provides a generous and inviting space for multiple seating areas, while the impressive kitchen/diner forms the hub of the home. Designed with social occasions in mind, it boasts ample storage and extensive worktop space. There is a practical utility room ensuring crucial storage is not lost in the kitchen,

Upstairs, four well proportioned bedrooms and family bathroom can be found. The main bedroom is currently utilised as a successful holiday let, offering excellent income potential, and benefits from its own en-suite shower room.

Outside, the enclosed rear garden is mainly laid to lawn and features a raised decked area – ideal for outdoor seating and entertaining. To the front, there is ample off-road parking together with a gravelled section providing additional storage space.



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Guide Price £450,000

Location

Rosudgeon is a quiet hamlet that lies slightly inland from one of Cornwall's most prized stretches of coast land - a brilliant base from which to access miles and miles of coastal paths and a plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and rich in smuggling history. The cove was once a favourite haunt of John Carter, known as the 'The King of Prussia' - who landed much of his loot on the beach. Today it is home to a small harbour and slipway, which is still used by the local fishermen. The beach is great for swimming and offers fantastic snorkeling opportunities as well as being dog friendly all year round. Rosudgeon offers good local amenities including the recently opened and well stocked Co-Op, a pub and large sports ground with social club where many activities take place. The property is also well placed for access to the A30, comprehensive day to day facilities and schooling options available in both nearby Penzance and Helston.

Accommodation

Entrance Porch
Hallway

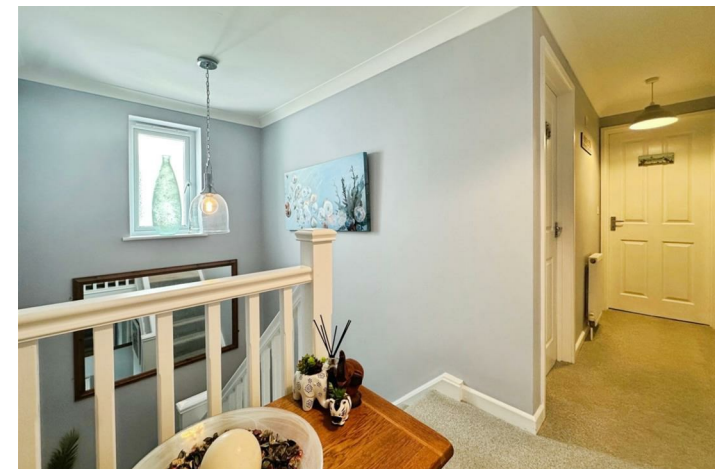
Utility Room
Living Room
Kitchen/Diner
Stairs to Landing
Bedroom One with Ensuite
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom

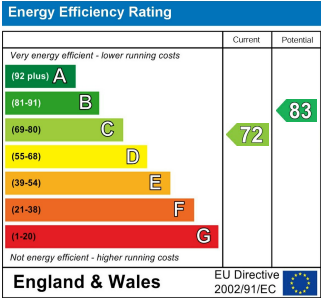
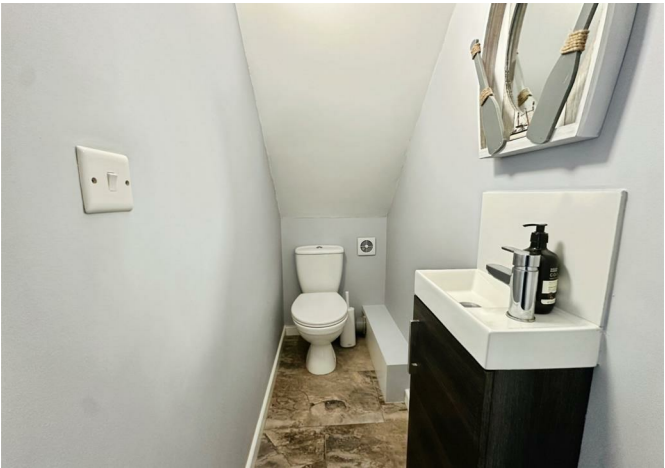
Parking

Off road parking for several vehicles

Outside

The property enjoys a private and enclosed rear garden, offering a wonderful balance of lawn and seating space. A raised decked area provides the perfect spot for outdoor dining or entertaining, while the level lawn is ideal for children to play or for relaxing in the sun. There is also a timber shed providing useful storage for garden tools and equipment, along with a paved section that adds further practicality.





Services

Mains water, drainage, electricity. Gas central heating.

Council Tax Band-D**What3Words**

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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

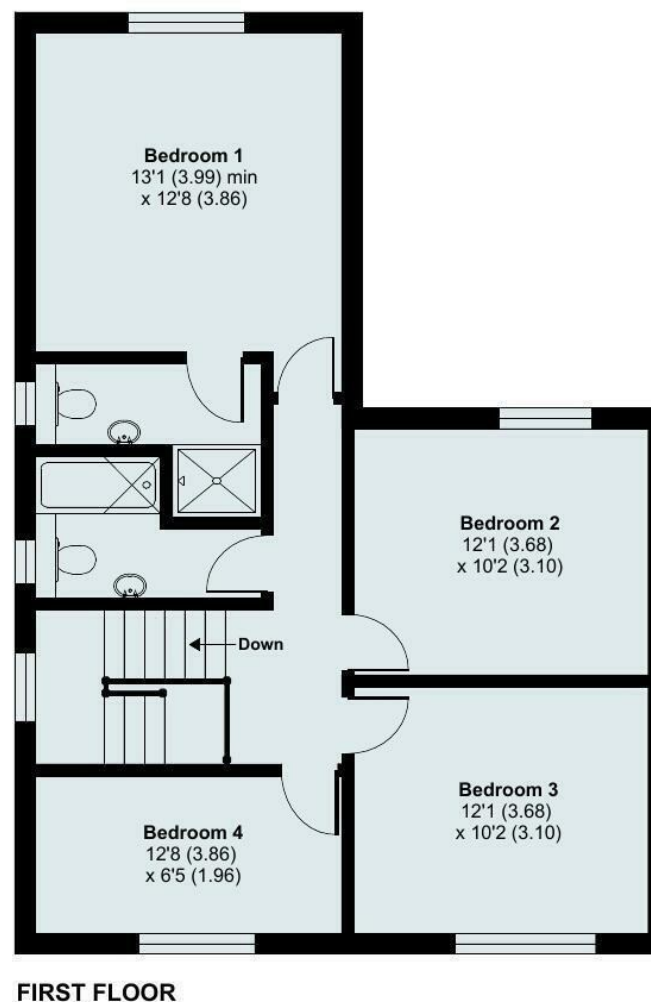
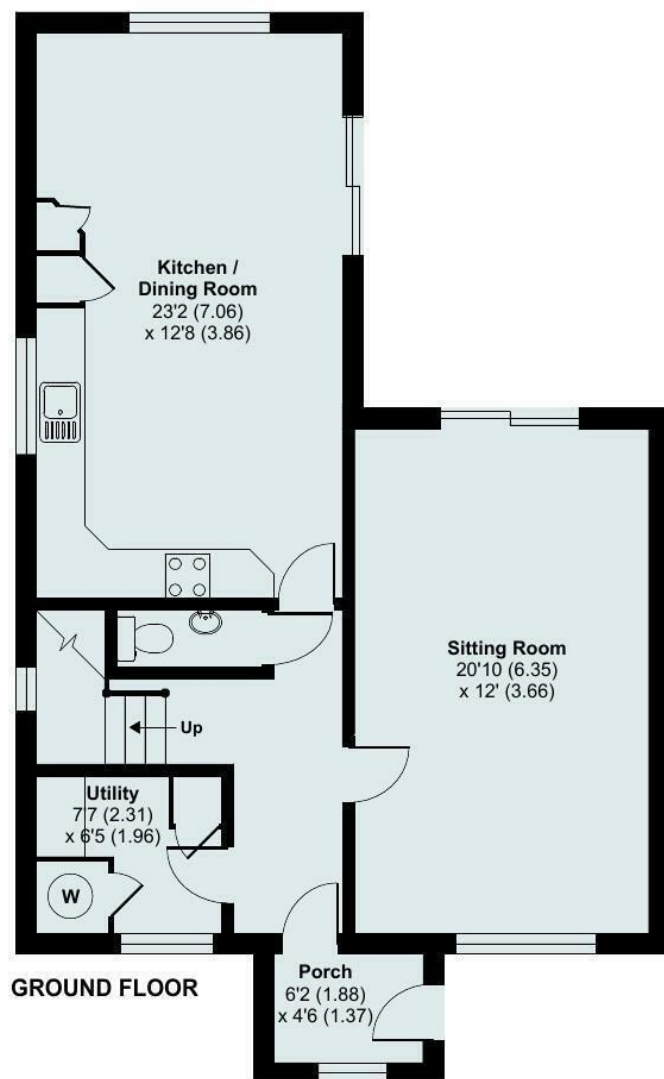
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Helston Road, TR20

Approximate Area = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



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The
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