

Parc Todden

Helston, TR12 7NX







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Situated in a desirable location within the village, this light and airy three-bedroom bungalow offers a wonderful opportunity for those seeking single level living in a peaceful coastal setting.

The property enjoys distant sea views from some of the front and side rooms and benefits from a front garden that adds to its curb appeal, along with a patio area to the rear, perfect for relaxing or entertaining outdoors.

Inside, the accommodation is bright and spacious, with plenty of natural light throughout. The layout is practical and versatile, ideal for both families and downsizers alike.

An added bonus is the lapsed planning permission for an annex, offering future potential for extended accommodation, a home office, or guest suite (subject to reinstating consent).



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Guide Price £450,000

Location

The most southerly village in Britain, The Lizard offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School which has been commended in the national press. Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for; here the air is crisp, clear and unpolluted by industry. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

Accommodation

- Entrance Hall
- Bedroom
- Bedroom

- Bedroom
- Shower room
- Kitchen/Diner
- Family Bathroom

Workshop

There is a generously sized workshop to the rear of the property, which previously had lapsed planning permission for an annexe.

Parking

A Parking space to the front of the property.

Outside

There is a garden to the front of the property with a decked area. To the rear, there is a courtyard garden which is paved and provides access to the workshop

Services

Mains Electricity, Water, Drainage and LPG gas.

Rights of Way

Our client has informed us that Parc Todden benefits from a right of way over the entrance lane to access the property. Additionally, our client has the right to use the shared driveway to the side of the property for access to the workshop.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
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	

Solar Panels

Our client has informed us that these are owned.

Floorplan

Please note that the floorplan currently shows a large sitting room; however, this space has since been reconfigured and is now split into two separate rooms, including an additional bedroom.

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/>



Approximate Gross Internal Area = 123.1 sq m / 1325 sq ft

WorkShop = 33.5 sq m / 361 sq ft

Total = 156.5 sq m / 1686 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1082210)

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