

3 Trenoweth Court

The Lizard, TR12 7NJ







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Located in the heart of mainland Britain's most southerly village, this well proportioned, stone fronted two bedroom terraced bungalow comes with an allocated parking space. Trenoweth Court is a small collection of attractive homes set around a charming courtyard with well maintained communal gardens.

The property is ideal as a permanent residence or as a low maintenance holiday bolthole, just moments from the village and its amenities. Designed for easy single level living, it offers a spacious open plan living area with distant views towards Lizard Point, a fitted kitchen, two double bedrooms and a family bathroom.

Additional features include double glazing and electric night storage heating.

The Lizard Peninsula is an Area of Outstanding Natural Beauty, with sandy beaches, the South West Coast Path, and the sailing waters of the Helford River all within easy reach. The nearby village offers everyday amenities, including a butcher, cafés, pubs and restaurants.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price - £210,000

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 with built in storage

Kitchen 4.40m x 3.30m

Lounge/Diner 6.91m x 3.81m

Bedroom 3.44m x 3.83m

Bedroom 3.75m x 4.42m

Family Bathroom 2.02m x 2.44m

Parking

There is one allocated parking space for the property in the car park.

Outside

To the front of the property, there is a communal garden which features patio areas and planted/grassed beds.

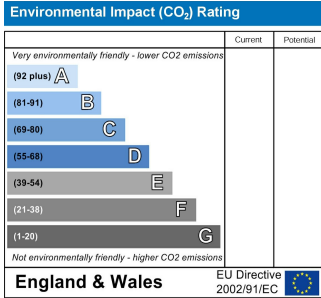
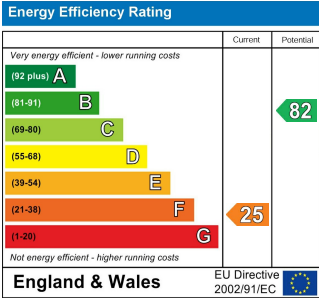
Services

Mains Water, Electricity and Drainage. Electric heating

Service Charges

Our client has informed us that there is an quarterly service charge of £45.





Lease Information

Our client has informed us that there is the remainder of a 999 year lease. The lease commenced on 25th March 1990

Council Tax Band- B**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/>



GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances 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.

