



The Old Rocket House Commercial Road, St Keverne, TR12 6LY

Guide price £100,000

This delightful single story home is set in the heart of the sought-after village of St Keverne, a vibrant community offering a wide range of day to day amenities. Within easy reach you'll find a well stocked village shop, two welcoming public houses, a health centre, church, and a highly regarded primary school, making this an ideal location for those seeking convenience and a strong sense of community.

The property itself offers comfortable, low maintenance living, with accommodation briefly comprising an inviting open plan living room and kitchen area, a well proportioned bedroom, and a shower room. The layout provides a practical and appealing space, perfect for first time buyers, downsizers, or those looking for an easy to maintain home in a popular village setting.

Please note that Section 106 restrictions apply. For further information or clarification, please speak with an agent who will be happy to guide you through the details.



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Location

St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. Nearby are the sheltered and unspoilt coves of Porthallow and Porthoustock both perfect for wild swimming, kyacking and paddle boarding. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

Accommodation

Lounge/Kitchen/Diner 3.53m x 3.05m

Bedroom 2.58m x 2.48m

Ensuite shower room 2.47m x 0.81m

Services

Mains Water, Electricity and Drainage.

106 Property

The S106 agreement states that the property can only be occupied:-

1. As your sole residence
2. By a qualifying person. This is someone with a local connection (St Keverne) for the last three years, or employment of 16 Hours a week or more, Or 5 years previous residency, or close family member who lives in the parish or has done for 5 years.

If a buyer is not found within 28 days then the criteria is widened to include County Local Connection, and the Parishes of Grade-Ruan, St Martin-in-Meneage, Manaccan, St- Anthony-in-Meneage.

If 56 days passes and the property doesn't sell it then goes to the County of Cornwall.

If after 90 Days a buyer is not found it is able to be sold to any willing purchaser.

Council Tax Band- A

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

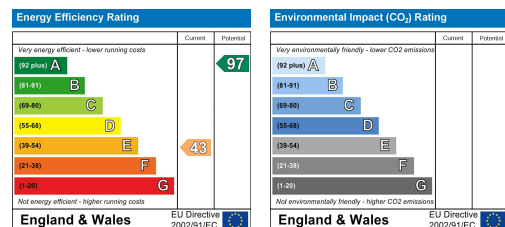
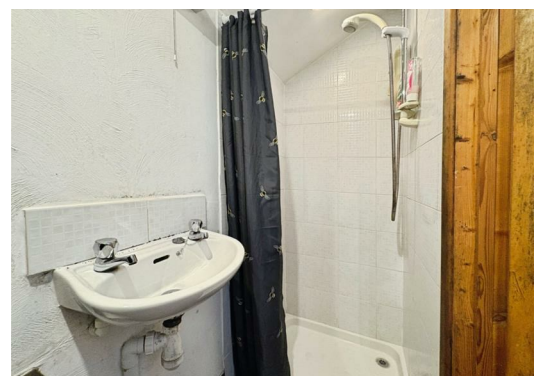
can be instructed. We will inform you of the process once your offer has been accepted.

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/>



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.

Offices in Helston & Hayle

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