Atlantic View Cottage Cross Common, The Lizard, Cornwall TR12 7PD
Offers in excess of £330,000

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Built in 2017 to a high specification by an award winning Cornish builder, this detached three/four bedroom reverse level house enjoys distant sea views and is located just a short level walk away from the village centre, primary school, Church Cove, Bass Point as well as having the South West coastal footpath also close by. The property itself is tastefully presented throughout with many attractive features including an open plan living room with Juliette balcony to enjoy the views to the Atlantic Ocean, well appointed kitchen, internal oak doors and much more! The Lizard Village is mainland Britain's most southerly village, being designated an area of Outstanding Natural Beauty and having a good range of amenities including post office, food stores, butcher as well as a primary school with the secondary school being found close by in the village of Mullion approximately 4 miles away. Without doubt this is a property that is worthy of your earliest appointment to view.

ENTRANCE PORCH
With outside courtesy light, half obscured UPVC double glazed entrance door, UPVC double glazed side window, radiator and a full height glazed door opening into:

ENTRANCE HALLWAY
Radiator, staircase rising to the first floor with polished stainless steel handrail and glass balustrade, internal oak doors off to all rooms including:

BEDROOM ONE
11'7 x 10'0 (3.53m x 3.05m)
A double bedroom with UPVC double glazed window to the front aspect enjoying distant sea views, radiator and an oak internal door into:

EN-SUITE SHOWER ROOM
Fully tiled and fitted with a good size walk in shower cubicle, pedestal wash hand basin with shaver point over, low level close coupled WC, toiletries shelf, ladder effect heated towel rail, tiled flooring, inset ceiling spotlights, door to large under stairs storage cupboard and an obscured UPVC double glazed window.

BEDROOM TWO
10'4 x 8'4 (3.15m x 2.54m)
UPVC double glazed French doors opening out to the rear garden, radiator.

BEDROOM THREE
10'0 x 8'4 (3.05m x 2.54m)
UPVC double glazed window to the front aspect with a distant sea view, radiator.

BATHROOM
Fully tiled and being fitted with a suite comprising a bath, close coupled low level WC, pedestal wash hand basin with shaver point over, walk in shower cubicle, stainless steel ladder effect heated towel rail, tiled flooring, inset ceiling spotlights and an obscured UPVC double glazed window.

FIRST FLOOR LOUNGE/DINER
24'0 x 13'2 (7.32m x 4.01m)
UPVC double glazed French doors with Juliette balcony enjoying farmland and a pleasing marine outlook, further double glazed window to the front aspect also enjoying the coastal views, inset ceiling spotlights, feature spotlights, two radiators, door into bedroom four/study and an opening into:

KITCHEN
11'4 x 9'3 (3.45m x 2.82m)
Nicely appointed and is fitted with a range of wall and base units to include drawers with under unit lighting, butcher block style work surfaces incorporating a stainless sink and drainer unit with tiled plash back and surround, range of integrated appliances to include; fridge, freezer, dishwasher and an electric oven with a four ring ceramic hob and stainless steel extractor hood over, engineered oak flooring, access to insulated loft space, ceiling spotlights, UPVC double glazed window to the rear garden, door to built in cupboard housing GAH electrastream solar boiler (providing hot water and heating), further door from the kitchen to the:

UTILITY ROOM
Butchers block style work surfaces with cupboard under, plumbing and space for washing machine, space for further white goods, tiled flooring and a door into:

CLOAKROOM
Fitted with a white close coupled low level WC, wall mounted wash hand basin with cupboard under, radiator, tiled flooring and an obscured UPVC double glazed window.

BEDROOM FOUR/STUDY
7'0 x 6'7 (2.13m x 2.01m)
UPVC double glazed window to the rear aspect, radiator.

OUTSIDE
To the front of the property there is a tarmac driveway providing parking for two/three vehicles, Cornish hedge with raised flower borders and pedestrian gates to both sides of the house with brick paved pathways leading to the:

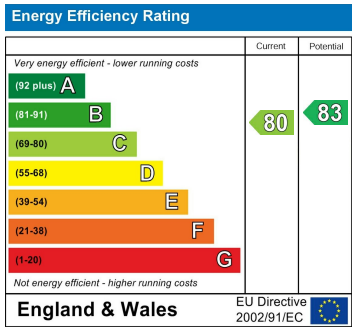
REAR GARDEN
Being totally enclosed, laid mainly to lawn and having an outside water tap.

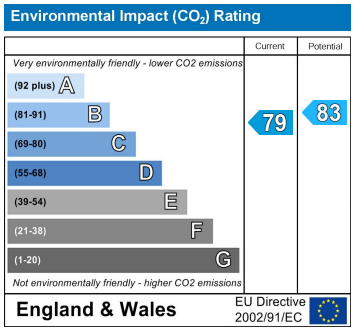
AGENTS NOTE
Prospective purchasers should be aware that the property comes with the balance of a 'Build Zone New Home' warranty cover.

SERVICES
Mains electricity, water and drainage.

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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
79
83
England & Wales
EU Directive 2002/91/EC