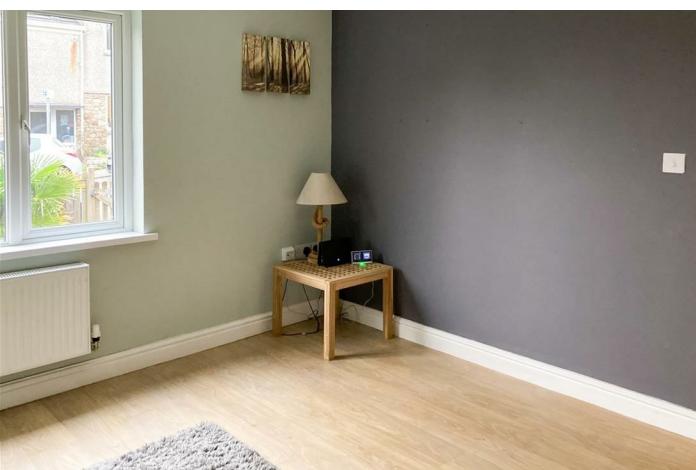




13 Church Street  
St. Erth, TR27 6HP







# 13 Church Street St. Erth, TR27 6HP

Nestled in the charming village of St. Erth, Hayle, this delightful end-terrace house presents an excellent opportunity for families seeking a modern home in a picturesque setting. Spanning an impressive 947 square feet, the property boasts three well-proportioned bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation and entertaining. The separate kitchen and dining room provide a functional layout, allowing for enjoyable family meals and gatherings. The modern design of the home ensures that it meets the needs of contemporary living while maintaining a sense of comfort.

The property is complemented by both front and rear gardens, offering outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The village location adds to the appeal, providing a sense of community and easy access to local amenities.

With its combination of space, modern features, and a lovely village setting, this three-bedroom family home is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer. The property is subject to a local 157 restriction.



The Mather Partnership, Offices in Helston & Hayle  
Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)  
| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)

Guide Price £229,995

#### Location

St Erth is a sought after village which has a lovely pub, village store, children's play park, church, and a well regarded school and nursery. There are some pretty walks along the St Erth River to enjoy, with a few fishing lakes locally. St Ives, Hayle, Penzance and the A30 are all within easy reach. Transport links are great too with a bus stop at the end of the road and a train station close by which serves the nearby town of St Ives Bay as well as Truro and London, Paddington.

#### Accommodation

Double glazed front door leading into a reception hallway.

Lounge - 13'04 x 12'07

Kitchen Dining Room - 19'07 x 10'03

Utility Room - 7'06 x 3'11

Bathroom - 9'06 x 6'10

Bedroom - 12'06 x 9'07

Bedroom - 13'04 x 9'05

Bedroom - 10'03 x 6'10



#### Outside

To the front of the property is an enclosed lawn garden with gravel path leading around to the side. Within the front garden are a number of specimen shrubs and plants along with a feature granite stone bench. The rear garden is accessed via the utility room and offers a patio area creating the ideal seating or Alfresco dining area. Beyond is a lawn garden which is enclosed by fencing. There is gated access to the side and rear. From the garden is access into a handy garden storage cupboard which also houses the wall mounted gas boiler.

#### Services

Mains Electric, Water, Gas and Drainage

#### Agents Note

The property is subject to a local Section 157 restriction meaning that the property can only be used as a principle home and purchased by those who are local or have a local connection to the area.

#### Council Tax Band B

#### 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.





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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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/>

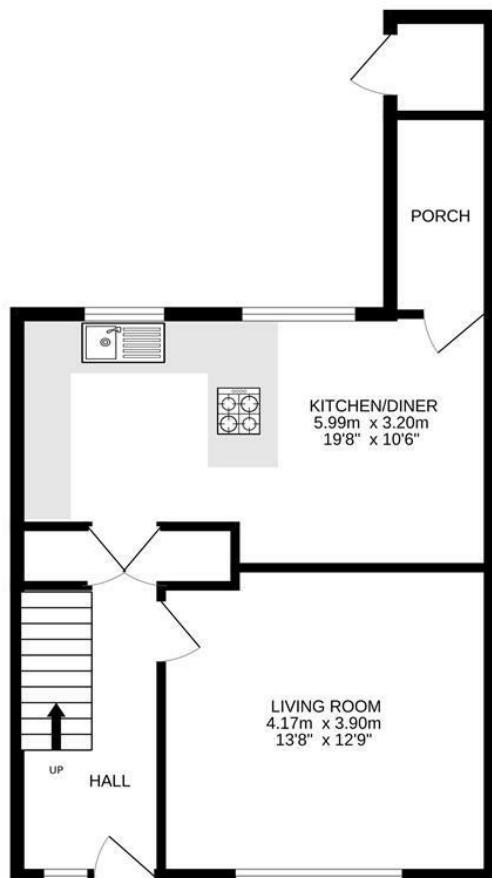
**157 Property**

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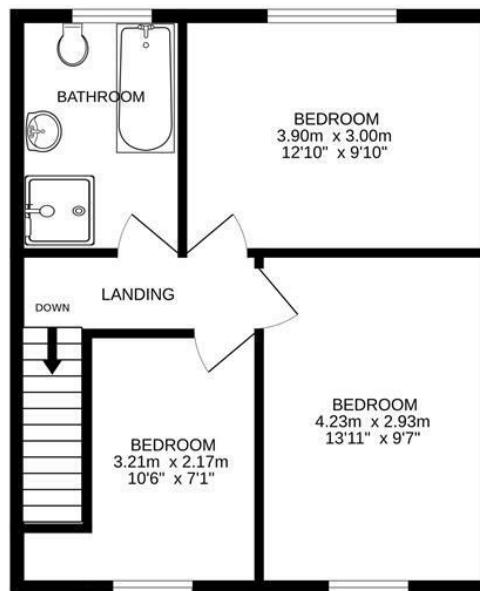
**What3Words**

[///lease.comply.fruity](https://www.what3words.com/lease.comply.fruity)

GROUND FLOOR



1ST FLOOR



Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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.

