

11 Doctors Hill, St Keverne, TR12 6UX

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

11 Doctors Hill

- THREE-BEDROOM SEMI-DETACHED PROPERTY
- SOUGHT-AFTER VILLAGE OF ST KEVERNE
- IN NEED OF SOME UPDATING
- SPACIOUS LOUNGE/DINER WITH WOOD BURNER
- FITTED KITCHEN & FAMILY BATHROOM
- AIR SOURCE HEATING, SOLAR PANELS & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX C
- EPC C72

An opportunity to purchase a three bedroom semi-detached property in the popular coastal village of St Keverne.

Although in need of some up-dating to realise its full potential, it offers the basis of a nice family home in this popular residential address in the village. The property in brief provides a fitted kitchen, lounge/diner with wood burner and a bathroom. On the first floor there are three bedrooms, the front ones of which have a pleasant view over the village and onwards to Falmouth Bay in the distance. The property benefits from modern air source heating, solar panels and double glazing.

The village of St Keverne is situated on the eastern side of the Lizard Peninsula. It has a good range of amenities catering for everyday needs including a post office, doctors surgery, general stores, two public houses, church, primary school and butchers. There are miles of open countryside and the coast is close at hand. The more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







PART GLAZED DOOR TO

KITCHEN 10'9" x 10'0" (3.3 x 3.07)
With a pleasant cream fitted kitchen comprising black granite effect worktops that incorporate a stainless steel sink drainer unit with a mix of base and drawer units under wall units over and attractive tiled splashbacks. There is a window to the front aspect, tiling to the floor whilst spaces are provided for a washing machine, tumble dryer, cooker and fridge freezer. Door to:

INNER HALLWAY
With generous understairs storage cupboard and doors to:

LIVING/DINING AREA 24'8" x 11'2" (7.52 x 3.41)
Being nicely divided by an archway there is a stone fireplace with slate hearth and wood mantle that houses a wood burner (not tested) there are windows to both the front and rear aspects.

BATHROOM
With suite that comprises panelled bath with shower over and tiled splashback, W.C., wash hand basin, obscure glazed window to the rear aspect and tiling to the floor.

A turning staircase with an eaves storage area at the half landing that rises to

FIRST FLOOR

LANDING
With doors to:

BEDROOM ONE 16'4" x 7'2" plus alcove (5 x 2.2 plus alcove)
With a window to the rear aspect, there is an alcove with built-in wardrobe and door to:

EN SUITE SHOWER ROOM
With walk-in shower cubicle with electric Triton shower over, W.C. and wash hand basin set into a vanity unit.

BEDROOM TWO 13'1" x 9'10" (4 x 3)
Having a skylight with a view over the village to the Church Spire with Falmouth Bay in the distance.

BEDROOM THREE 15'6" x 6'11" (4.73 x 2.13)
With a skylight again with views and loft hatch to roof space.

OUTSIDE
There is a driveway with parking which leads to:

GARAGE 16'0" x 9'10" (4.9 x 3.02)
With two wooden doors at the front, power, light, service door to the rear and high pressure system for the air source heating and water along with controls for the solar panels.

GARDENS
The garden to the front of the property has a lawned area with access down the side where there is a further lawned area that leads to the rear garden which is terraced with lawn and patio seating area.

SERVICES/UTILITIES
Mains water, electricity, drainage.

FLOOD RISK
River & Sea Very Low Surface Water Very Low.

WHAT3WORDS
latter.fades.sidelined

ANTI-MONEY LAUNDERING
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

COUNCIL TAX
Council Tax Band C.

DATE DETAILS PREPARED.
3rd November 2026.

MOBILE AND BROADBAND
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS













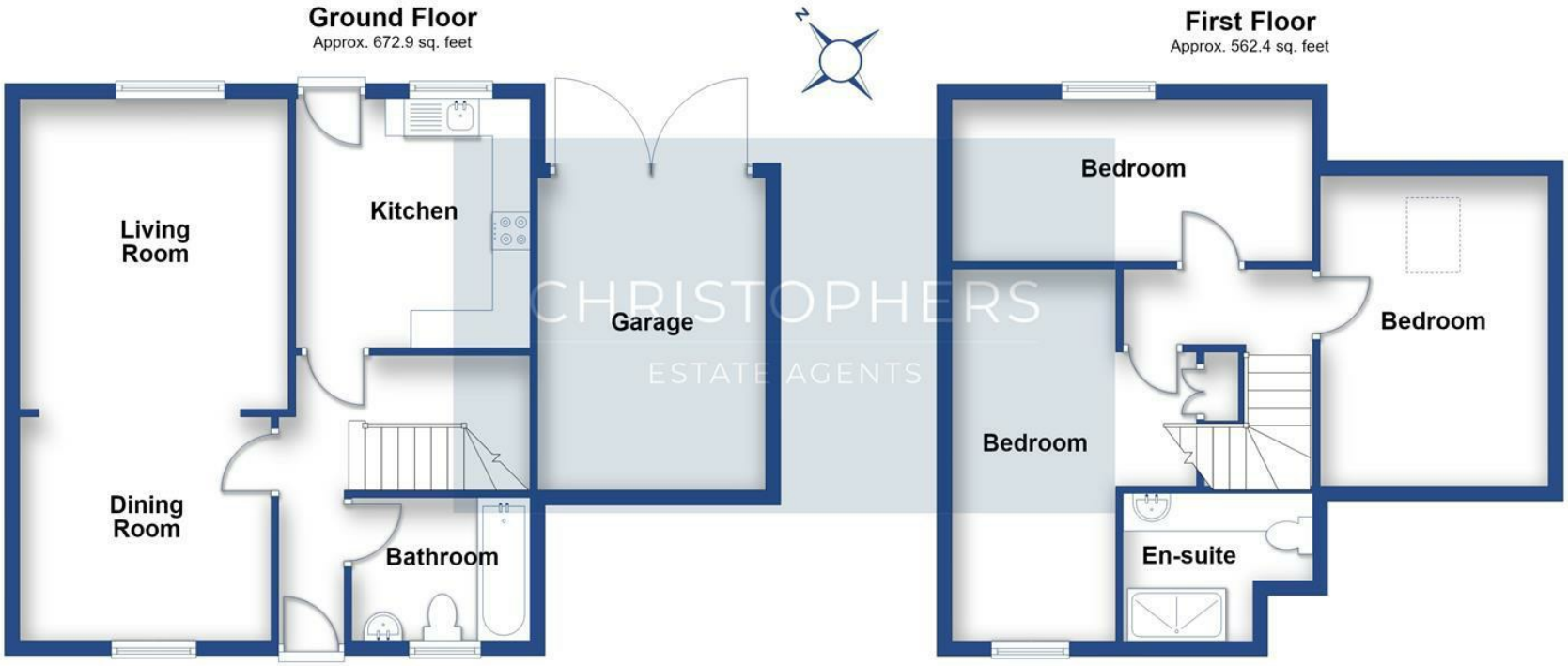
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS

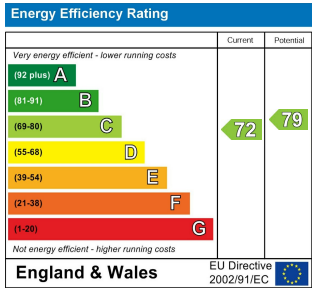
Ground Floor
Approx. 672.9 sq. feet

First Floor
Approx. 562.4 sq. feet

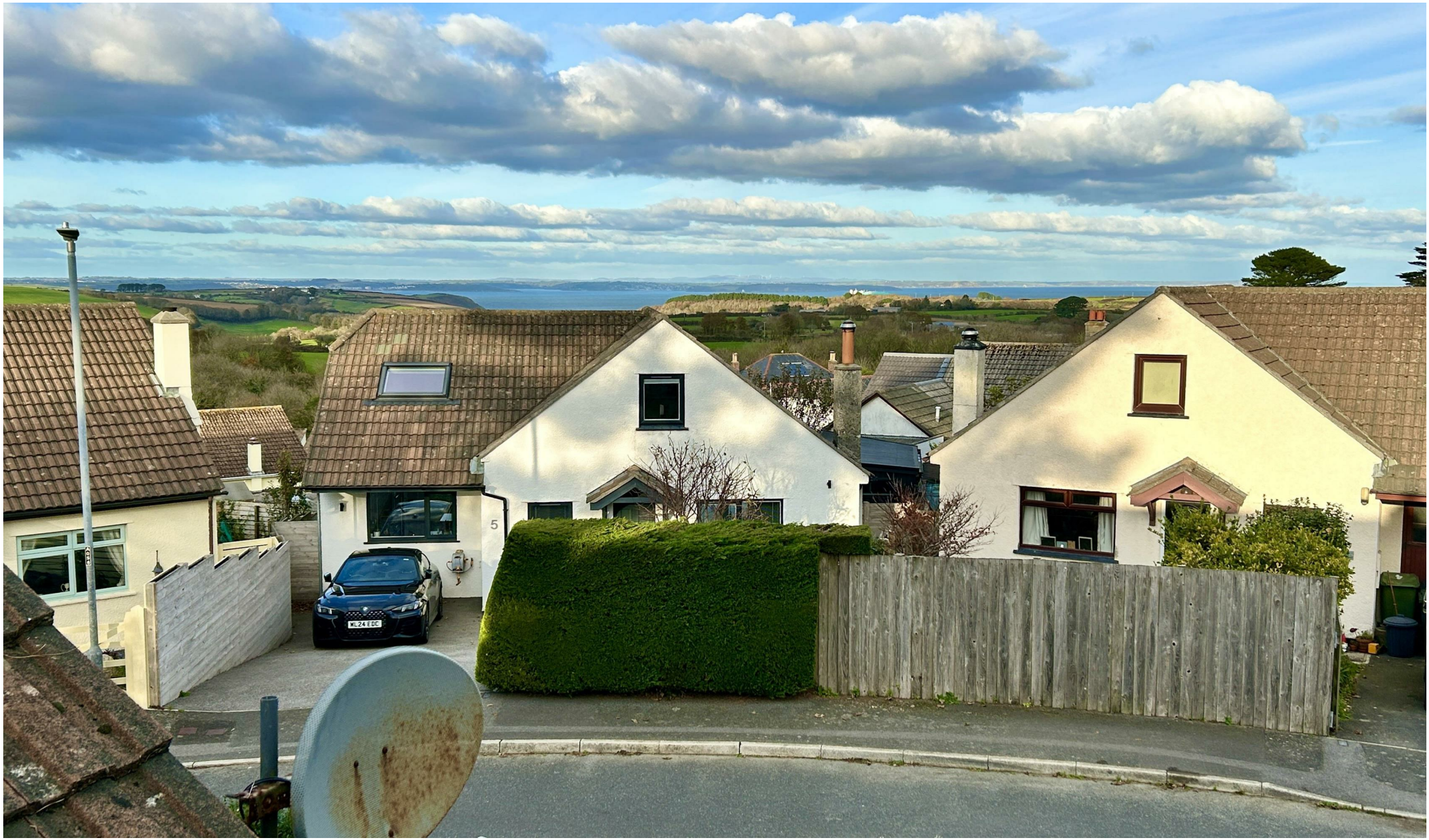


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Total area: approx. 1235.3 sq. feet



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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