

1 Ruth Dower

Godolphin Cross, TR13 9QZ







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Nestled in a tucked away position within a desirable village, this delightful end of terrace character cottage offers a perfect blend of traditional charm and comfortable living. Ideal for first time buyers, downsizers, or those looking for a peaceful village lifestyle. Also having the added benefit of no onward chain. You are welcomed by a quaint entrance porch that leads into shower room and the cosy lounge, complete with a warming wood burner - an inviting space to relax and unwind. The light and airy kitchen/dining room has a lovely view over the rear garden and creates a bright, sociable hub for everyday living. Upstairs, there are two well proportioned bedrooms. Outside, the property boasts a good size lawned rear garden with a patio area—perfect for outdoor dining and entertaining. The garden is an ideal space for families, gardening enthusiasts, or those seeking a peaceful outdoor area. Parking is available for two cars on the drive at the side of the property.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price - £250,000

Location

The property is situated within the village of Godolphin Cross which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

Accommodation

Entrance Porch

Shower Room

Lounge with wood burner

Kitchen/Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Parking

On the drive to the side of the property.

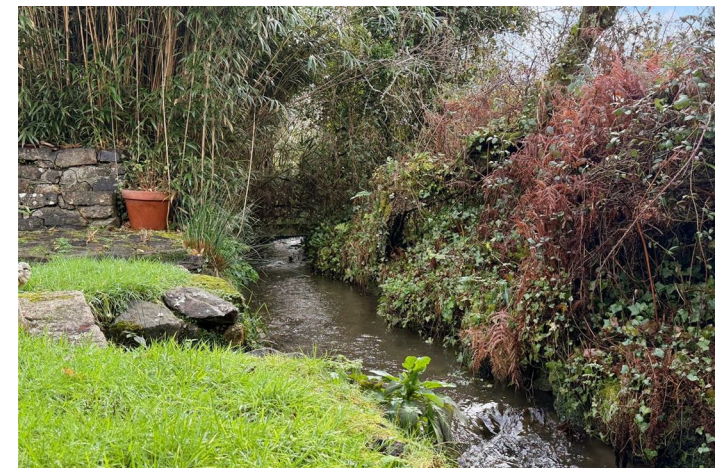
Outside

The rear garden is laid to lawn and incorporates a patio seating area.

Services

Mains water and electric. Private drainage.

Planning Information





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 ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

Council Tax Band- C

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/>

