



29 Gibbons Fields, Mullion, TR12 7EA

£185,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

29 Gibbons Fields

- ONE BEDROOM BUNGALOW
- QUIET LOCATION WITHIN EASY REACH OF THE VILLAGE CENTRE
- PERFECT RETIREMENT HOME
- ATTRACTIVE, LOW MAINTENANCE GARDENS
- MUCH SOUGHT AFTER VILLAGE
- FREEHOLD
- COUNCIL TAX A
- EPC D60

Tucked away in a quiet residential corner of this hugely popular village, this one-bedroom bungalow offers peace, privacy, and a wonderful sense of community.

Ideal as a retirement home, the accommodation includes an entrance porch, a spacious lounge/dining room, a light and airy bedroom overlooking the garden, a fitted kitchen, and a modern shower room.

The gardens are a real highlight – designed to be both attractive and low-maintenance, with the rear garden offering plenty of space to relax and a useful garden shed.

Conveniently located within easy reach of the village centre and its excellent amenities, this delightful bungalow is well worth viewing.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

OBSCURE UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH 6'8" x 3' (2.03m x 0.91m)
With windows to the front and side, door and borrowed light window to the lounge/dining room.

LOUNGE/DINING ROOM 17'8" x 11'6" (maximum) reducing to 8'4" (minimum) (5.38m x 3.51m (maximum) reducing to 2.54m (minimum)
A lovely light and spacious room with a window to the front, night storage heater and a door to the hallway.

HALLWAY

With a useful cupboard which houses the hot water heater and doors to various rooms.

KITCHEN 9'3" x 7'9" (2.82m x 2.36m)

Fitted with a range of base and wall units with roll top worksurfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space and point for a fridge/freezer and space and point for an electric oven. Window to the rear overlooking the garden and an external door to the rear garden.

BEDROOM 11'7" x 8'3" (3.53m x 2.51m)

With a fitted carpet and a window to the rear overlooking the garden.

SHOWER ROOM 6'5" x 4'3" (1.96m x 1.30m)

With tiled walls, corner shower cubicle being tiled and housing Triton T80 electric shower, concealed cistern low level w.c. and wash hand basin with mixer tap set in vanity unit with storage below. Wall mounted Dimplex electric heater and electric heated towel rail, an extractor and loft access.

OUTSIDE

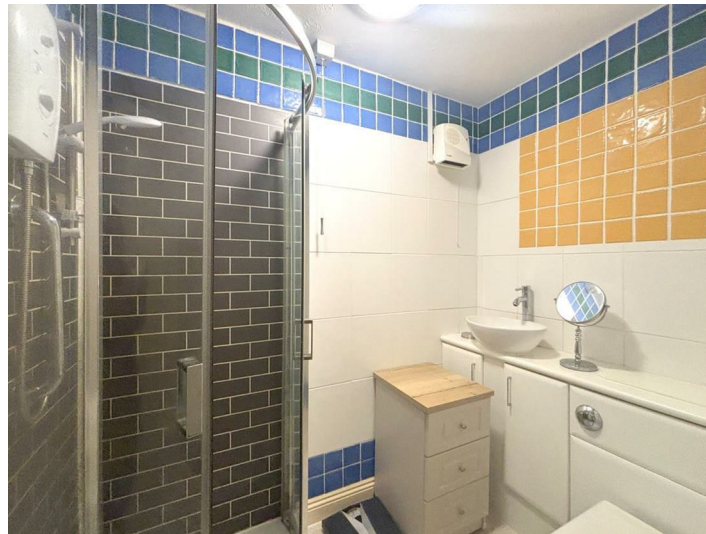
To the front of the property is an open plan garden designed for easy of maintenance, being gravelled and having low hedging to the front. The main gardens are to the rear of the property. They are a particular feature of the property, being of good size and designed to be low maintenance and attractive. There is a patio area to the immediate rear of the property and beyond, this a further gravelled area and a useful storage shed. The gardens are fully enclosed by fencing, with a pedestrian access gate offering access to the front of the bungalow, ensuring a secure area for children and pets and are planted with a range of mature trees and shrubs.

AGENTS NOTE

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

SERVICES

Mains electricity, water, drainage.





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/>

COUNCIL TAX

Council Tax Band A.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

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.

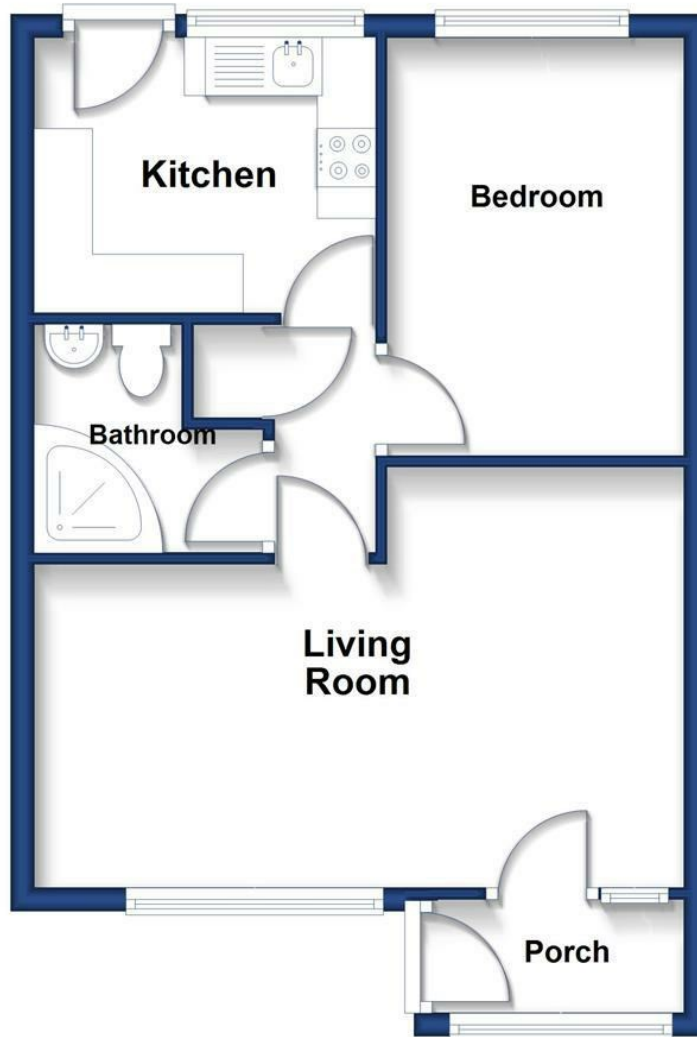
DATE DETAILS PREPARED.

30th October 2025.



Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 42.7 sq. metres (460.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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