



4 Minster Terrace, Manaccan, TR12 6JJ

£215,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Minster Terrace

- THREE BEDROOM END OF TERRACE HOME
- SOUGHT-AFTER RURAL VILLAGE LOCATION
- TWO RECEPTION ROOMS AND FITTED KITCHEN
- LPG & OIL FIRED CENTRAL HEATING
- TWO USEFUL OUTBUILDINGS WITH WC
- ALLOCATED PARKING & LOCAL OCCUPANCY RESTRICTION
- FREEHOLD
- COUNCIL TAX C
- EPC E50







A three bedroom end of terrace ex authority property situated in the highly regarded rural village of Manaccan.

The property benefits from LPG gas central heating along with an oil fired central heating and double glazing.

The grounds and gardens are an absolute delight and of good proportions with the rear garden being nicely enclosed and offering good degrees of privacy.

The accommodation in brief provides an entrance area, snug/lounge, second reception room/dining area and fitted kitchen. On the first floor there are three bedrooms and a family bathroom.

There are also two useful outbuildings one of which has a W.C.

We are advised that there is allocated parking.

The property is subject to a Local Occupancy Restriction which, in general terms, requires buyers to have lived or worked in Cornwall for the last three years. Further details are available in the Agents Note below.

Manaccan is a delightful rural village situated on the Lizard Peninsula which has been designated as an area of outstanding natural beauty. On the edge of the parish are the unspoilt waters of the Helford River with its sheltered creeks, opening out into Falmouth Bay and beyond; a mecca for the sailing enthusiast. The village itself has a primary school, a community owned thatched public house, Methodist chapel, 13th Century church and playing fields.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE AREA

With doors to:

SNUG/LOUNGE 12'4" x 9'11" (3.78m x 3.04m)

With a window to the front aspect and the room is lit by wall lights.

SECOND RECEPTION/DINING ROOM 16'10" x 10'9" (5.14 x 3.28)

A lovely room with a Rayburn Royal oil fired range with windows to both the front and rear aspect. Door to:

KITCHEN 12'4" x 10'0" (3.78 x 3.05)

Nicely fitted with a wood effect kitchen comprising wood effect worktops that incorporate a stainless steel sink drainer unit with a mix of base and drawers units under, wall units over, attractive tiled splashbacks, wood effect vinyl flooring, spaces are provided for a cooker, washing machine and fridge freezer, understairs storage area and window to the rear aspect overlooking the garden with further part glazed door that leads out onto the side.

From the entrance area a staircase rises to the first floor landing with a window letting in natural light to this area. There is a cupboard housing the immersion heater with slatted shelving and a further storage cupboard. Doors to

BEDROOM ONE 12'5" x 11'1" (3.8 x 3.4)

With a window to the front aspect, built-in wardrobes and a nice view pass the village towards open countryside.

BEDROOM TWO 10'9" x 10'9" (3.3 x 3.3)

With a window to the front aspect, built-in wardrobe.

BEDROOM THREE 9'5" x 6'6" (2.88 x 1.99)

With window to the rear aspect.

BATHROOM

Comprising a suite with panelled bath with tiled splashback, wash hand basin, W.C., shelving, medicine cabinet with mirror and obscure window to the rear aspect.

OUTSIDE

At the front of the estate there is allocated parking with a pathway which leads to the property.

GARDENS

The front garden is of good proportions and is laid mainly to lawn. There is a covered walk way down the right hand side of the property where there is two useful outbuildings one of which has a W.C. and a Belfast sink with hot water instant heater over, tiling and a window to the rear aspect.

REAR GARDEN

A real feature of the property is a lovely enclosed garden which offers good degrees of privacy with a lawned area and beds housing mature plants and shrubs. There is two patio seating areas along with Cedric's very useful shed.





SERVICES

Mains water, electricity and private drainage.

AGENTS NOTE

We are advised that the development has a shared water treatment plant. Currently the quarterly charge 1.4.26 - 30.6.26 is £213.90

AGENTS NOTE TWO

The property is to be sold subject to a Local Authority restriction which, in principle, states that prospective purchasers must have lived or worked in Cornwall for the last three years. Prospective purchasers should satisfy themselves as to whether they are able to fulfil this restriction.

WHAT3WORDS

assorted.episodes.octagonal

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.

26th June 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

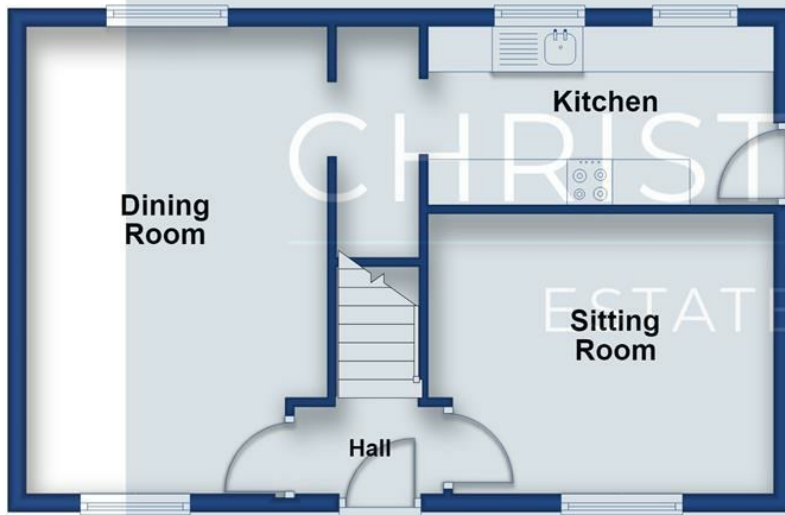
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





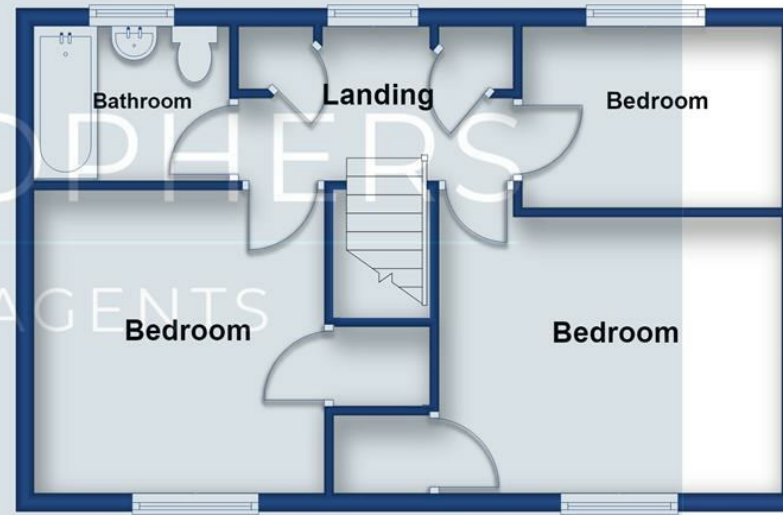
Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

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		50	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 fence 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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