

23 Treskewes Estate, St. Keverne, TR12 6RA

£200,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

23 Treskewes Estate

- THREE BEDROOM MID-TERRACE PROPERTY
- LOCAL AREA RESTRICTION APPLIES
- SPACIOUS LIVING ROOM WITH WOOD BURNER
- FITTED KITCHEN AND UTILITY ROOM
- FRONT AND ENCLOSED REAR GARDENS WITH POD
- FREEHOLD
- COUNCIL TAX A
- EPC D68

A nicely presented three-bedroom mid-terrace property, ideally situated within a popular residential area in the highly regarded rural village of St Keverne.

The property benefits from modern air source heating and double glazing.

Local Area Restriction: The property is subject to a local area restriction. In essence, purchasers are required to have lived or worked in Cornwall for a continuous period of last three years in order to qualify to purchase.

The property offers well-proportioned and versatile accommodation arranged over two floors. To the ground floor an entrance hallway leads to a useful cloakroom, comfortable living room featuring a wood-burning stove, and a nicely fitted kitchen with adjoining utility room.

On the first floor are three bedrooms and a family bathroom.

Outside, the property benefits from gardens to both the front and rear. The enclosed rear garden provides a private and attractive outdoor space, together with a useful garden pod offering occasional storage or a potential workspace. There is a driveway with a parking space.

St Keverne is a well-established and sought-after village with an excellent range of local amenities, including a post office, doctor's surgery, general store, restaurant, two public houses, church, primary school and butcher. The surrounding countryside provides wonderful opportunities for walking and enjoying the spectacular Cornish coastline.

For a wider range of amenities, the market town of Helston is approximately 10 miles away and offers a variety of national retailers, cinema, leisure facilities and an indoor swimming pool.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

FEATURE GLAZED DOOR TO

ENTRANCE PORCH
With wood effect laminate flooring, stairs rising to the first floor and door to:

LOUNGE 15'5" x 10'4" (4.7 x 3.15)
Featuring an attractive wood-burning stove set on a slate hearth with a wooden mantel over, together with windows to both the front and rear aspects, the rear window enjoying pleasant views over the garden.

KITCHEN 12'7" x 9'1" plus alcove (3.85 x 2.77 plus alcove)
The kitchen is fitted with wood effect range of base and drawer units, complemented by matching wall cupboards and worktops incorporating a one-and-a-half bowl stainless steel sink and drainer and tiled splashbacks. There is space and plumbing for a dishwasher, together with an integrated oven, ceramic hob and extractor hood over.

The room is finished with wood-effect laminate flooring and benefits from useful understairs storage, along with a further storage cupboard housing the heating pressure system.

CLOAKROOM
With dual flush W.C., wash hand basin, obscured window to the front aspect, wood effect flooring and part tiling to the walls.

UTILITY ROOM
With doors to both the front and rear aspect, space for a washing machine and room for a tumble dryer.

Stairs rise to:

FIRST FLOOR

LANDING
Window to the rear aspect with views over the garden and onwards to open countryside and loft hatch to the roof space and doors to:

BEDROOM ONE 13'9" x 8'11" (4.2 x 2.73)
Window to the front aspect with shutters.

BEDROOM TWO 10'7" x 9'2" (3.23 x 2.81)
With window to the front aspect.

BEDROOM THREE 10'5" x 6'5" (3.18 x 1.97)
Window to the rear aspect with a view over the garden over open countryside.

BATHROOM

The bathroom is fitted with a panelled bath with glass shower screen and tiled splashbacks, with a mixer shower over incorporating both a rainfall shower head and separate body wand. There is also a wash hand basin set into a vanity unit and a dual-flush WC, window and extractor fan. The room is finished with stone-effect vinyl flooring.

OUTSIDE

To the front of the property is a driveway with parking. The front garden is mainly laid to lawn and benefits from doors providing access to both the front of the property and the rear passage and utility area.

The rear garden is attractively enclosed and offers a good degree of privacy, with a patio seating area and adjoining lawn, providing an ideal space for outdoor entertaining and relaxation. The owners have also installed a useful garden pod, which we are advised has been lined and provides versatile additional accommodation, ideal as a home office, hobby room or occasional guest space.

SERVICES/UTILITIES

Mains water, electricity, drainage, air source heating.

AGENTS NOTE

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FLOOD RISK

River & Sea Very Low Surface Water Very Low.

WHAT3WORDS

apartment.truckload.exact

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 A.

DATE DETAILS PREPARED.

22nd September 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.





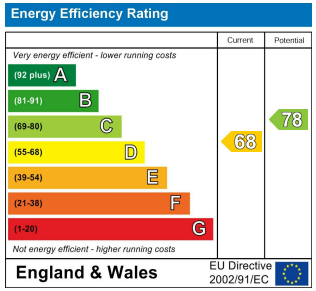












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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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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