



3 Beacon Terrace
The Lizard, TR12 7PB





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Situated in a fantastic location, just a short walk from the village centre and scenic coastal walks, this two bedroom semi detached cottage offers an exciting opportunity for buyers looking to update and personalise a home while enjoying wonderful sea views.

The property requires modernisation throughout but offers well proportioned accommodation with plenty of potential. On entering the cottage, you step into the living room, which provides ample space for seating and everyday living. The kitchen offers scope to be reconfigured to incorporate generous storage, while a practical utility room adds further functionality. To the first floor, there are two bedrooms. The rear bedroom benefits from an adjoining shower and toilet, while the front bedroom is a particular highlight, enjoying beautiful sea views that enhance the coastal feel of the home.

Externally, the enclosed rear garden is a standout feature, offering a fantastic amount of space and being mainly laid to lawn. This generous garden provides excellent potential for landscaping, entertaining, or simply enjoying the outdoor setting.



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Guide Price £250,000

Location

The most southerly village in Britain, The Lizard offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School which has been commended in the national press.

Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for; here the air is crisp, clear and unpolluted by industry. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

Accommodation

Entrance Hallway

Hallway

Living Room

Kitchen

Utility Room

Stairs to Landing

Bedroom Two with Ensuite

Bedroom One

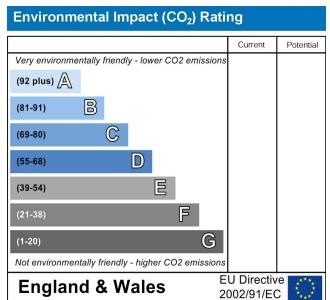
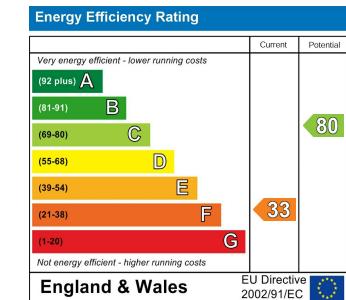
Outside

The garden is a fantastic feature of the property and a brilliant size. The garden is mainly laid to lawn but offers a blank canvas to be transformed and landscaped to maximise the space available.

Services

Mains water, drainage and electricity.





Agents Note

Our client has informed us that the property enjoys a right of access over the neighbouring property to the front of the property.

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

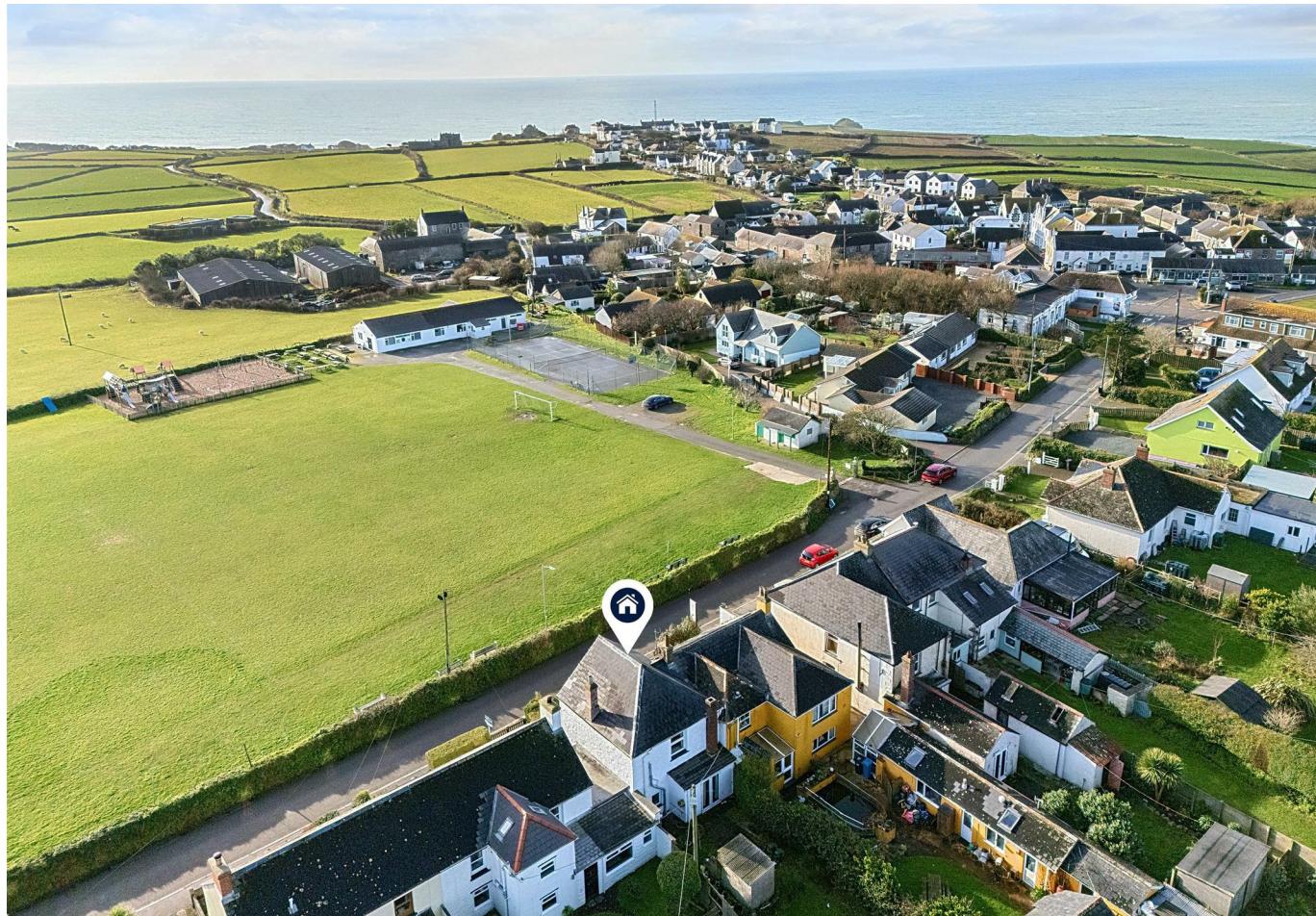
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

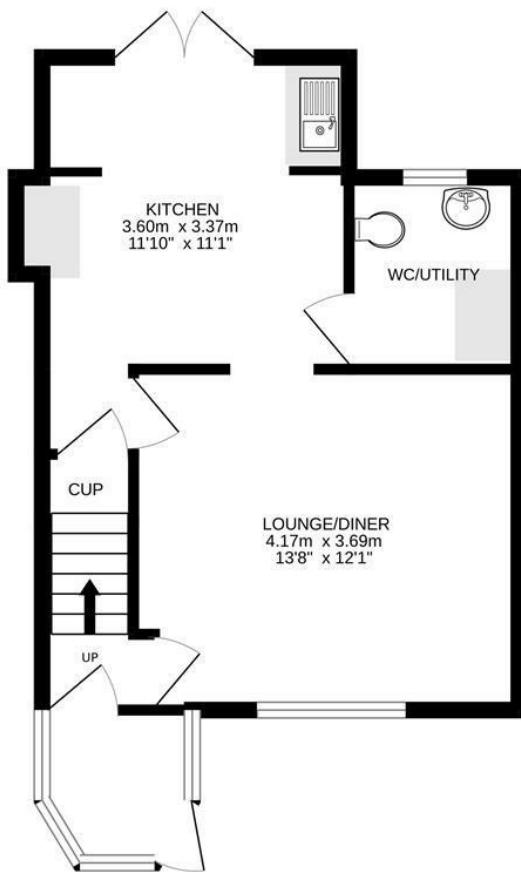
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

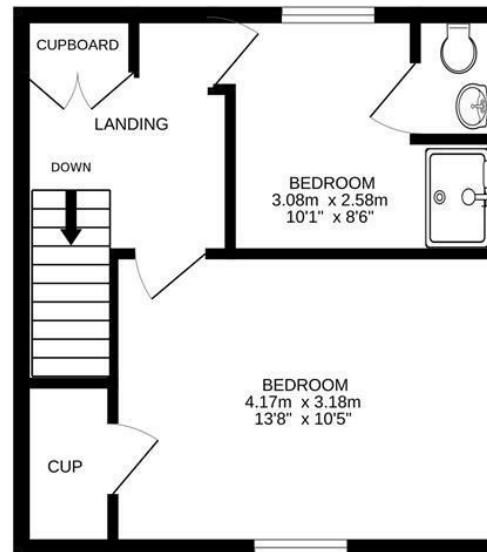
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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