



**13 Doctors Hill, St Keverne, TR12 6UX**

**£245,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 13 Doctors Hill

- POPULAR VILLAGE LOCATION
- 3 BEDROOM SEMI-DETACHED BUNGALOW
- BLANK CANVAS
- GARDENS
- PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX CURRENTLY EXEMPT
- EPC E52

An opportunity to purchase a pleasant three bedroom semi-detached property in the popular coastal village of St Keverne on The Lizard peninsula which is designated as an area of outstanding natural beauty.

This property really does leave a blank canvas for somebody set up a home in this vibrant village.

The accommodation comprising of an entrance hallway, recently fitted kitchen, a shower room and a third bedroom which completes the ground floor. On the first floor there are two bedrooms and a nicely appointed W.C. with sink.

To the outside there is parking leading to an attached garage whilst at the rear the garden is terraced.

St. Keverne, which is situated on the eastern side of the Lizard Peninsula, it has a good range of amenities catering for everyday needs including a post office, doctors' surgery, restaurant, general stores, butchers, two public houses, church, primary school and butcher. Also home to a well regarded brass band.

A more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.









## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### PART GLAZED DOOR TO

#### ENTRANCE HALLWAY

With understairs storage cupboard, turn staircase rising to the first floor and doors to

#### LOUNGE 13'7" x 11'8" (4.16 x 3.58)

Having an open fire (not tested) and a window to the front aspect.

#### KITCHEN 10'8" x 7'10" (3.26 x 2.4)

Nicely appointed white kitchen with stone effect worktops incorporating a one and a half bowl stainless steel sink drainer with metro style tiling as splashbacks, spaces are provided for a cooker, fridge freezer and washing machine and over the cooker area there is an extractor.

#### GROUND FLOOR BEDROOM 11'1" x 9'6" (3.38m x 2.90m)

With a window to the rear aspect.

#### SHOWER ROOM

Having a walk-in glazed and tiled shower with Mira electric shower over, dual flush W.C., ladder style radiator, tiled effect flooring and extractor with obscured window to the side aspect.

A turning staircase rises to first floor.

#### LANDING

With built-in storage and doors to

#### BEDROOM ONE 13'10" x 10'4" (4.23 x 3.16)

With eaves storage cupboard and large skylight with views over the roof tops of the village and onwards to the sea in the distance at Falmouth Bay.

#### BEDROOM TWO 13'1" x 11'9" (4 x 3.6)

With limited head room into eaves, skylight and two eaves storage cupboards.

### W.C.

With dual flush W.C., pedestal wash hand basin with tiled splashback and mirror over, stone effect flooring.

### OUTSIDE

To the front of the property there is a driveway with parking which leads to

### GARAGE 16'10" x 9'10" (5.15 x 3)

With two wooden doors at the front, service door at the rear and power.

### GARDENS

To the front of the property there is an enclosed garden with hedges and a lawn. To the rear the garden is set over a number of levels with hedges and fencing as its border. It offers reasonable degrees of privacy with lawned area and beds housing plants and shrubs.

### SERVICES

Mains water, electricity, drainage and oil fired central heating.

### WHAT3WORDS

anyway.trinkets.mondays

### 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

### DATE DETAILS PREPARED.

8th December 2025.

### 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.

#### **AGENTS NOTE**

The property is being sold to close an estate. The owners have informed us that there have been two bedrooms created in the roof space and as of writing the details there is no building regulation paperwork available.



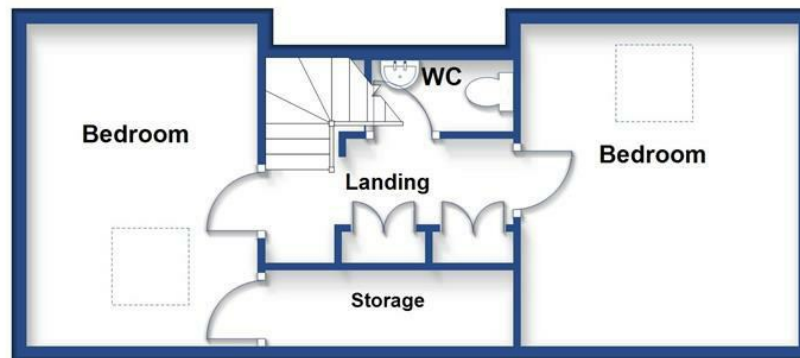
### Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



### First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 105.5 sq. metres (1135.5 sq. feet)

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

## Christophers Estate Agents

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