

Innisidgen

Porkellis, TR13 0JZ







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This spacious and beautifully presented five bedroom detached dormer bungalow, offering versatile family living in a sought after location.

To the front, the property boasts ample off road parking for several vehicles, providing both convenience and privacy. The home features a large lounge/Kitchen/Diner perfect for relaxing or entertaining.

The bungalow offers five well proportioned bedrooms, providing flexibility for family living, guest accommodation, or home office use.

To the rear, there is a low maintenance patio area, perfect for outdoor dining or summer evenings, complemented by multiple garden sheds offering excellent storage options.

This property combines generous living space with practicality, making it an ideal choice for families or those seeking a comfortable, adaptable home with plenty of parking in a village location.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £450,000

Location

The village of Porkellis is located five miles north east of Helston and approximately 8 miles from the harbour town of Falmouth. The village offers a highly regarded public house. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

Accommodation

Entrance Hall
Lounge/Kitchen/Diner
Bedroom
Ensuite Shower Room
Bedroom
Bedroom

Family Bathroom
Utility room

Upstairs to
Bedroom
Ensuite shower room
Bedroom

Parking

There is off road parking for multiple vehicles to the front of the property.

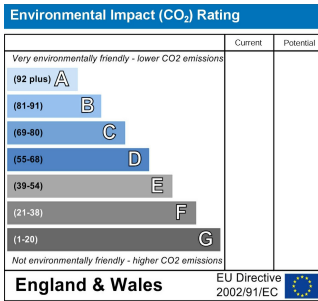
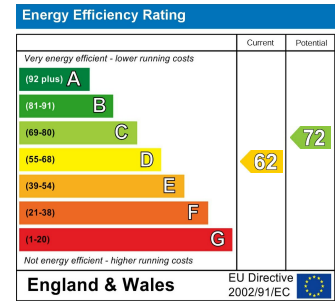
Outside

There is a patio area to the rear of the property.

Agent Note

Our client is in the process of finishing off some works to the property such a leveling and re graveling the Driveway, as well as some other internal jobs, please contact the office for further information.





Services

Mains Water, Electricity, Oil central heating. The Kitchen/Living/Dining room also benefit from electric underfloor heating.

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

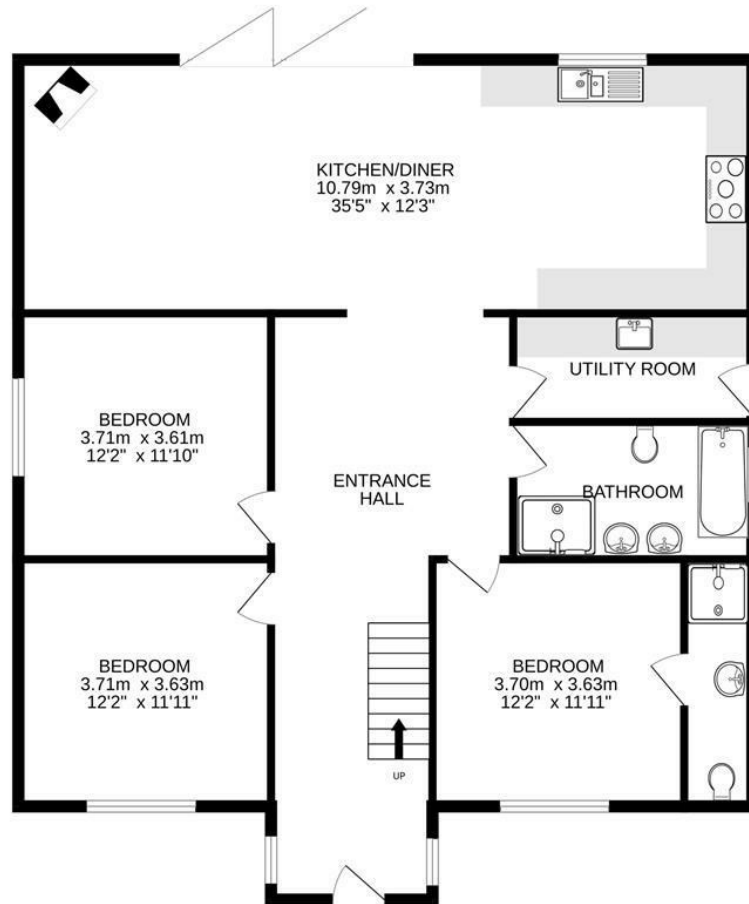
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

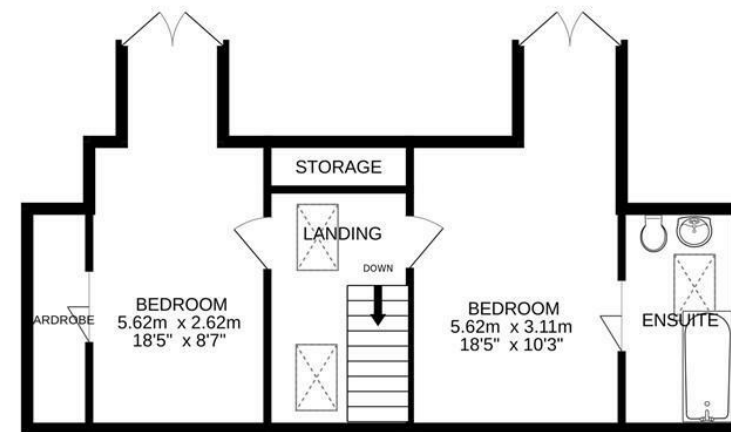
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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