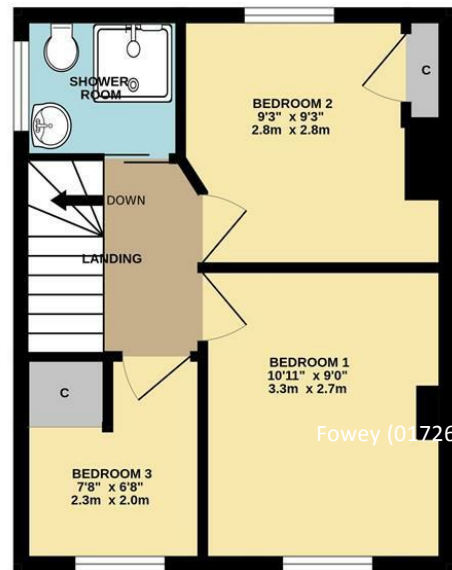
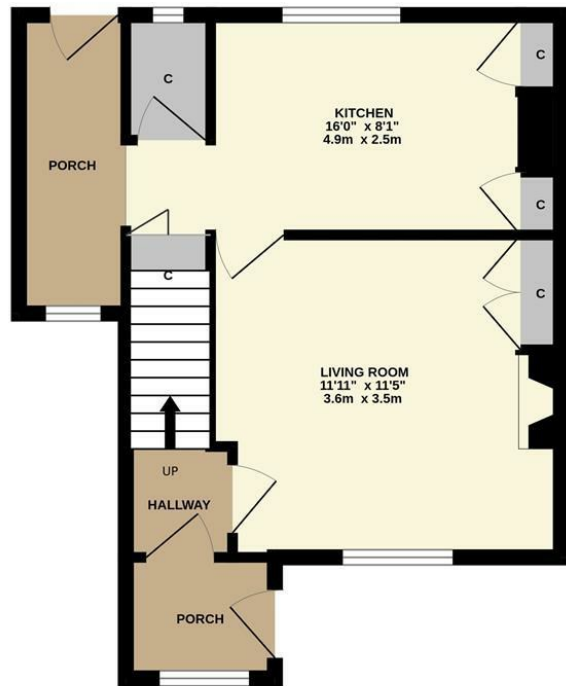




**5 WHITECROSS,
LANTEGLOS, PL23 1NF
GUIDE PRICE £125,000**

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

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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A GREAT OPPORTUNITY TO PURCHASE A THREE-BEDROOM END OF TERRACE IN NEED OF REFURBISHMENT. BENEFITTING FROM A LARGE GARDEN, OUTBUILDINGS AND COUNTRYSIDE VIEWS. THE PROPERTY IS NON-MORTGAGEABLE, CASH BUYERS ONLY **CHAIN FREE AWAITING PROBATE.**

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



5 Whitecross, Lanteglos, Lanteglos, PL23 1NF

LOCATION

Whitecross is a tranquil rural hamlet located in the parish of Lanteglos-by-Fowey. The village hall is the community hub and holds a popular local produce market every month. A short drive down to Bodinnick is a passenger/car ferry taking you over the estuary to Fowey. Fowey is a historic harbour town which has an eclectic mix of shops, restaurants and all amenities.

THE PROPERTY

A great opportunity to refurbish a 3-bedroom, end-of-terrace property in a lovely rural setting.

The front door opens into a porch, useful for storing shoes and coats, with a further door opening into an entrance hall. From here, stairs rise to the first floor, and a door opens into the sitting room.

The sitting room looks out to the garden and is a good size with an open brick fireplace providing a focal point to the room. Built-in, period cupboards provide handy storage space. From the sitting room, a door leads into the kitchen, which consists of basic wall and base units and a Rayburn. Built-in cupboards and a pantry provide storage. A door gives access to the rear of the property.

On the first floor, two double bedrooms, a single bedroom and a shower room. The rear-facing double bedroom has a period fireplace, built-in cupboards and enjoys countryside views. The double and single bedrooms have views over the gardens to the countryside beyond.

The shower room comprises of a shower cubicle with an electric shower, WC and wash basin.



THE OUTSIDE

The gardens to the front of the home are extensive and divided by a shared footpath. The front gardens are mostly lawned with mature shrubs. A shared pathway leads along the side of the property to the rear, where you can gain access to the kitchen. The rear garden is tarmacked and features three outbuildings of varying construction, providing storage. A path leads up to a wooden gate and out to the lay-by, which provides non-allocated parking for residents.

AGENTS NOTES

This property requires refurbishment, and none of the fireplaces or appliances have been tested. The property has a concrete screening test result B, this is un-mortgageable. Awaiting probate, which will need to be granted before a sale can be completed.

TENURE - FREEHOLD

EPC RATING LOW - F

COUNCIL BAND - A

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council.