

# General View Of The Buildi

Tenders Nook Commercial Road, St. Keverne, TR12 6LY

£122,500 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## Tenders Nook Commercial Road

- ONE BEDROOM GROUND FLOOR FLAT INCLUDING BUILDING FREEHOLD
- SITUATED IN THE HEART OF A BUSTLING VILLAGE
- COMFORTABLE & CONVENIENT LIVING SPACE
- MODERN FITTED KITCHEN
- GARAGE
- FIRST TIME BUYERS PRICE RANGE
- COUNCIL TAX A
- EPC 39E
- FREEHOLD









Located just moments from the heart of the bustling village of St Keverne, this well-presented one bedroom ground floor flat offers comfortable and convenient living in a sought-after setting. The spacious lounge/dining room provides plenty of room to relax or entertain, with ample space for both seating and dining areas. The modern fitted kitchen is light and bright, featuring contemporary units and a useful breakfast bar for casual day to day meals or an ideal workspace.

An inner hallway leads to the double bedroom, which benefits from built-in storage, and the re-fitted shower room, stylishly finished with a modern suite and walk-in shower. A standout feature of the property is the garage, complete with power and light—ideal for parking, storage, or hobbies.

This appealing flat presents a fantastic opportunity for a first-time buyer or a mature purchaser or couple seeking low-maintenance living.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **COMMUNAL ENTRANCE AREA**

With door to the first floor flat and door to Tenders Nook.

##### **LOUNGE 15'3 x 11'5" (4.65m x 3.48m)**

With window to front, wall mounted Creda electric heater, door to inner hallway and door to



**KITCHEN/BREAKFAST ROOM 10'4" x 7'6" (3.15m x 2.29m)**

Fitted with contemporary style white gloss base units including drawers and a breakfast bar area with butcher block style working tops over. Stainless steel sink and drainer with mixer tap, Bosch integrated electric oven and Bosch ceramic hob with filter and light above, space and plumbing for washing machine and space and point for fridge freezer, window to rear with an attractive outlook.

**INNER HALLWAY**

With airing cupboard and doors to bedroom and shower room.

**BEDROOM 12'6" x 10'9" (3.81m x 3.28m)**

With wall mounted Creda electric heater, window to rear and useful built-in wardrobe providing hanging space and shelves.

**SHOWER ROOM 7'7" x 6' (2.31m x 1.83m)**

Recently refitted with a walk-in shower with aqua panelling and chrome effect domestic hot water shower with drench head and hand held wand. Wash hand basin in vanity unit with storage below, low level W.C., wall mounted electric fan heater and chrome effect electric heated towel rail, obscured window to the rear.

**GARAGE 15'9" x 7'5" (4.80m x 2.26m)**

A useful space with insulation, power and light, perfect for storage or perhaps useful as a home gym area.







## **COUNCIL TAX**

Council Tax Band A.

## **SERVICES**

Mains water, drainage and electricity.

## **AGENTS NOTE**

We are advised that the owner of Tenders Nook owns the Freehold of the building and that the first floor flat above has a 999 year lease which commenced on 1st January 2005.

## **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

## **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.

## **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 –

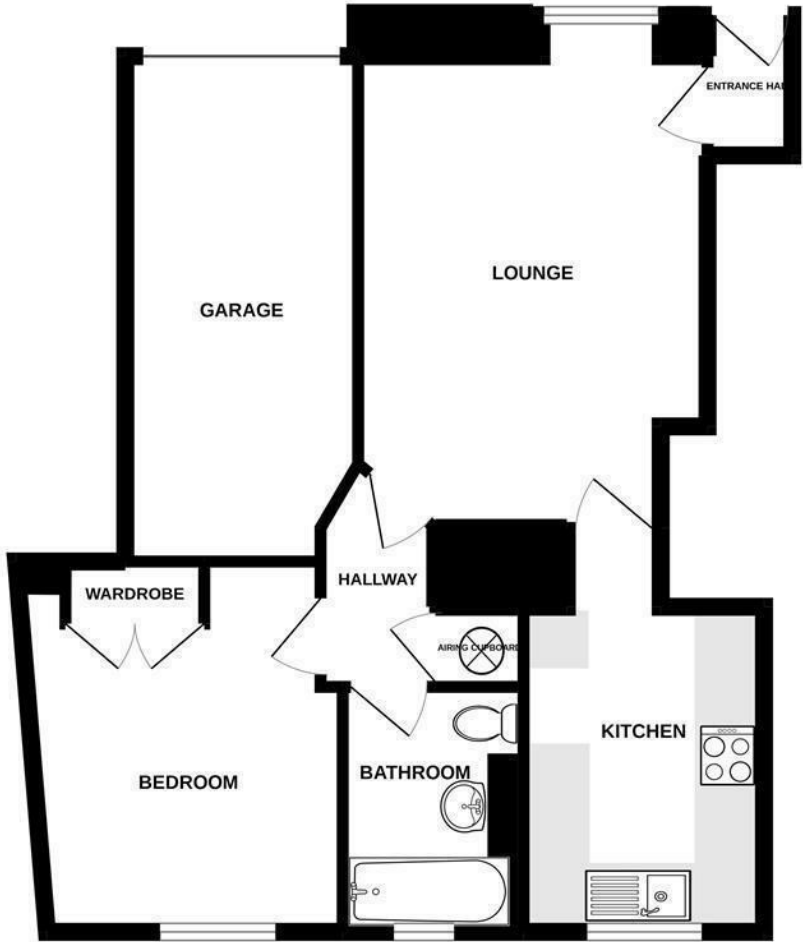
<https://checker.ofcom.org.uk/>

## **DATE DETAILS PREPARED.**

17th November 2025.



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a property 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. Lesser 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.





## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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