

CHRISTOPHERS

ESTATE AGENTS



Situated within a highly regarded residential area of the popular rural village of Godolphin, is this individual, detached four bedroom bungalow.



Well proportioned and thoughtfully conceived, the residence sits nicely back within a generous and relatively level plot and is located within the ever popular Forth Vean.

Although in need of renovation and updating throughout, the residence offers great potential to buyers seeking a lovely family home or a spacious retirement bungalow.

Internally the accommodation is light and welcoming with a pleasant open plan lounge and dining room from which a patio door opens out on to the rear patio and garden. In addition to a family bathroom, the residence has a very useful additional shower and cloakroom, whilst the walk-in cupboard in the hallway provides handy storage.

The bungalow enjoys a sunny outlook with established gardens to enjoy to both the front and rear and generous off road parking. The residence benefits from oil fired central heating and is largely double glazed.

The accommodation comprises an entrance hallway, shower room, lounge/dining room, kitchen, bathroom and four bedrooms.

Godolphin Cross village has a well regarded primary school and, on the outskirts of the village, can be found the beautiful National Trust Godolphin Estate. The more extensive amenities of Helston are approximately six miles away with its national stores, cinema, leisure centre with indoor swimming pool and both primary and secondary schooling. The village is conveniently positioned for exploring the scenery of West Cornwall with its rugged coastline and dramatic landscapes.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

UPVC part glazed door to -

ENTRANCE PORCH AREA

Open plan with tiling to the floor and spotlight arrangement. Dual aspect with a large window to the front garden and window to the side. Opening to entrance hallway and door to -

SHOWER ROOM

Comprising a low level W.C., corner wash handbasin, tiled shower cubicle with an electric shower. There is tiling to the floor and walls, extractor and frosted window to the side.

ENTRANCE HALLWAY 4.93M X 2.57M (16'2" X 8'5")

Of generous proportions with a part vaulted ceiling with skylight, wall uplighters and an airing cupboard with immersion tank and shelving.

INNER HALLWAY 6.71M IN LENGTH (22' IN LENGTH)

With loft hatch to roof space, walk-in storage cupboard, further cupboard with shelving and doors off to all internal rooms.

LOUNGE/DINING ROOM

LOUNGE AREA 4.98M X 3.35M (16'4" X 11')

Light and spacious with an open fireplace (not known if in working order), stone hearth and surround and a wooden mantle providing a focal point for the room. There is a large window to the front with a pleasant rural outlook beyond neighbouring properties and an archway to -

DINING AREA 3.40M X 3.28M (11'2" X 10'9")

With a sliding patio door to the rear garden.

KITCHEN 3.68M X 2.90M (12'1" X 9'6")

Fitted kitchen with working top surfaces incorporating a sink unit with drainer and mixer tap, cupboards and drawers under and wall cupboards over. Spaces are provided for a fridge/freezer, washing machine and cooker. There is tiling to the wall and floors, a Worcester boiler and a sliding patio door out to the rear garden.

BEDROOM ONE 3.73M X 3.05M INCLUDING BUILT-IN WARDROBE (12'2" X 10'0" INCLUDING BUILT-IN WARDROBE)

Double bedroom with built-in wardrobe and window to rear aspect.

BEDROOM TWO 2.97M X 2.95M INC BUILT-IN WARDROBE (9'9" X 9'8" INC BUILT-IN WARDROBE)

With wardrobe with hanging rail and shelving and a window to the rear aspect.

BEDROOM THREE 2.97M X 2.62M (9'9" X 8'7")

With window to front aspect.

BEDROOM FOUR 2.97M X 2.64M (9'9" X 8'8")

With window to front aspect.

BATHROOM

Comprising a panelled bath, pedestal wash handbasin and a low level W.C. There is a towel rail, partial tiling to the walls, linoleum flooring, vanity cupboard with light and a frosted window to the side aspect.

OUTSIDE

To the front there are landscaped gardens laid largely to lawn with established plants, shrubs and trees at the borders. A driveway provides parking for a number of vehicles and leads up to the -

GARAGE 5.87M X 2.59M (19'3" X 8'6")

With up and over door, power, light and a door to -

WORKSHOP/UTILITY AREA 3.73M X 2.59M (12'3" X 8'6")

With shelving, light and twin doors to the rear garden.

GARDEN

The rear garden is nicely enclosed and enjoys reasonable degrees of privacy, with a patio area, rear lawn and mature hedging and trees to the rear boundary. There is an outside tap and oil tank.

SERVICES

Mains electricity, water and drainage.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

Upon entering Godolphin Cross from the Carleen/Sithney road turn left at the crossroads in the village signposted to Trescowe/Ashton. Continue up the hill and take the first left hand turning into Forth Veian where the property can be found on a short distance along on the right hand side, and will be identifiable by our For Sale board.

COUNCIL TAX

Council Tax Band E.

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/>

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.

TREWITHEEN 7 FORTH VEAN, GODOLPHIN CROSS, CORNWALL, TR13 9RH PRICE GUIDE £350,000

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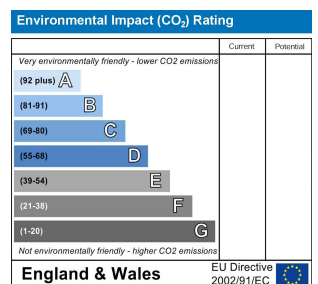
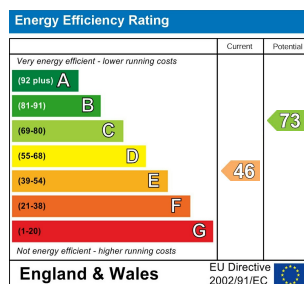
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