



**Seaward Penwartha, Coverack, TR12 6RS**

**£499,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Seaward Penwartha

- WELL PRESENTED DETACHED BUNGALOW
- TWO BEDROOMS
- VIEWS OVER OTHER PROPERTIES OUT TO SEA
- GARDEN
- GARAGE & PARKING
- FREEHOLD
- COUNCIL TAX BAND D
- EPC - B84

An opportunity to purchase a detached, two bedroom bungalow on the outskirts of the Cornish fishing village of Coverack.

Situated in an elevated position is this well presented property. The residence, which benefits from oil fired central heating and double glazing, enjoys views over other properties and out to sea. The outside space is a real feature of the property with large gardens cradling the residence which are mainly laid to lawn. Parking is provided for a number of vehicles and a driveway leads to a garage.

In brief, the accommodation comprises a hall, kitchen/diner, lounge, shower room, W.C. and two bedrooms.











Coverack itself is a Cornish fishing village situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The Cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school.

St Keverne village is a short drive away and has a number of shops, including a butcher's and doctors surgery whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston which has more extensive amenities including national stores and supermarkets, is some eight miles distant.

#### **ACCOMMODATION COMPRISES (DIMENSIONS APPROXIMATE)**

Step up and door to hall.

#### **HALL**

With doors to various rooms, built-in cupboards, one of which houses the water tank with immersion heater, access to the loft and door to the outside.

#### **KITCHEN/DINER 18' x 8' (5.49m x 2.44m )**

A dual aspect room with outlook over other properties and out to sea. There are working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a washing machine, dishwasher, oven and fridge/freezer. There are partially tiled walls and a tiled floor. Door to lounge.



### LOUNGE 15'6" x 11'9" (4.72m x 3.58m )

A dual aspect room with outlook over the garden and over other properties out to sea. French doors open on to the garden. The room has a feature fireplace which houses a Parkray burner (not known if in working order). Door to hall.

### W.C.

With close coupled W.C. and a wall mounted washbasin with tiled splashbacks. There is a frosted window.

### SHOWER ROOM

Comprising a shower cubicle, pedestal washbasin and close coupled W.C. There is a frosted window.

### BEDROOM ONE 14'9" x 12' (4.50m x 3.66m)

A dual aspect room with outlook to the garden. There are built-in wardrobes.

### BEDROOM TWO 12'9" x 8' (3.89m x 2.44m)

A dual aspect room with outlook over other properties and out to sea. There are built-in wardrobes.

### SERVICES

Mains electricity, water and drainage.

### DIRECTIONS

On leaving Helston proceed along the A3083 passing Culdrose. At the roundabout, take the left hand turning and follow the B3293 heading towards Coverack. Continue for a number of miles and after the Zoar Garage take the fourth turning on the right hand side, signposted Coverack and Roskillys. Follow this road and as one starts to enter Coverack the cul-de-sac of Penwartha will be found on the right hand side with Seaward being immediately on your right.







### **VIEWING**

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

### **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**

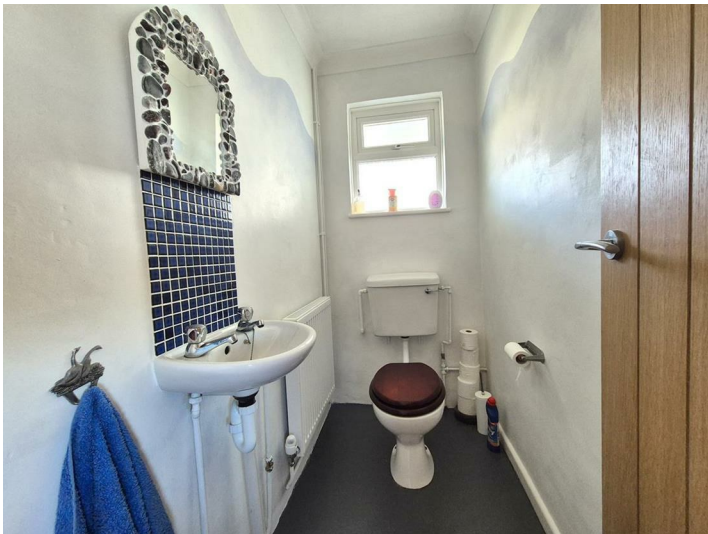
We are required by law to ask all purchasers for verified ID prior to instructing a sale

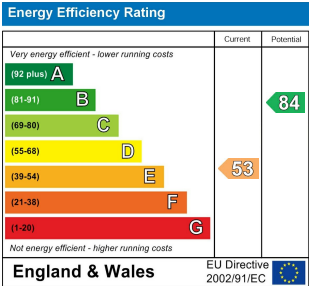
### **PROOF OF FINANCE - PURCHASERS**

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.

### **DATE DETAILS PREPARED**

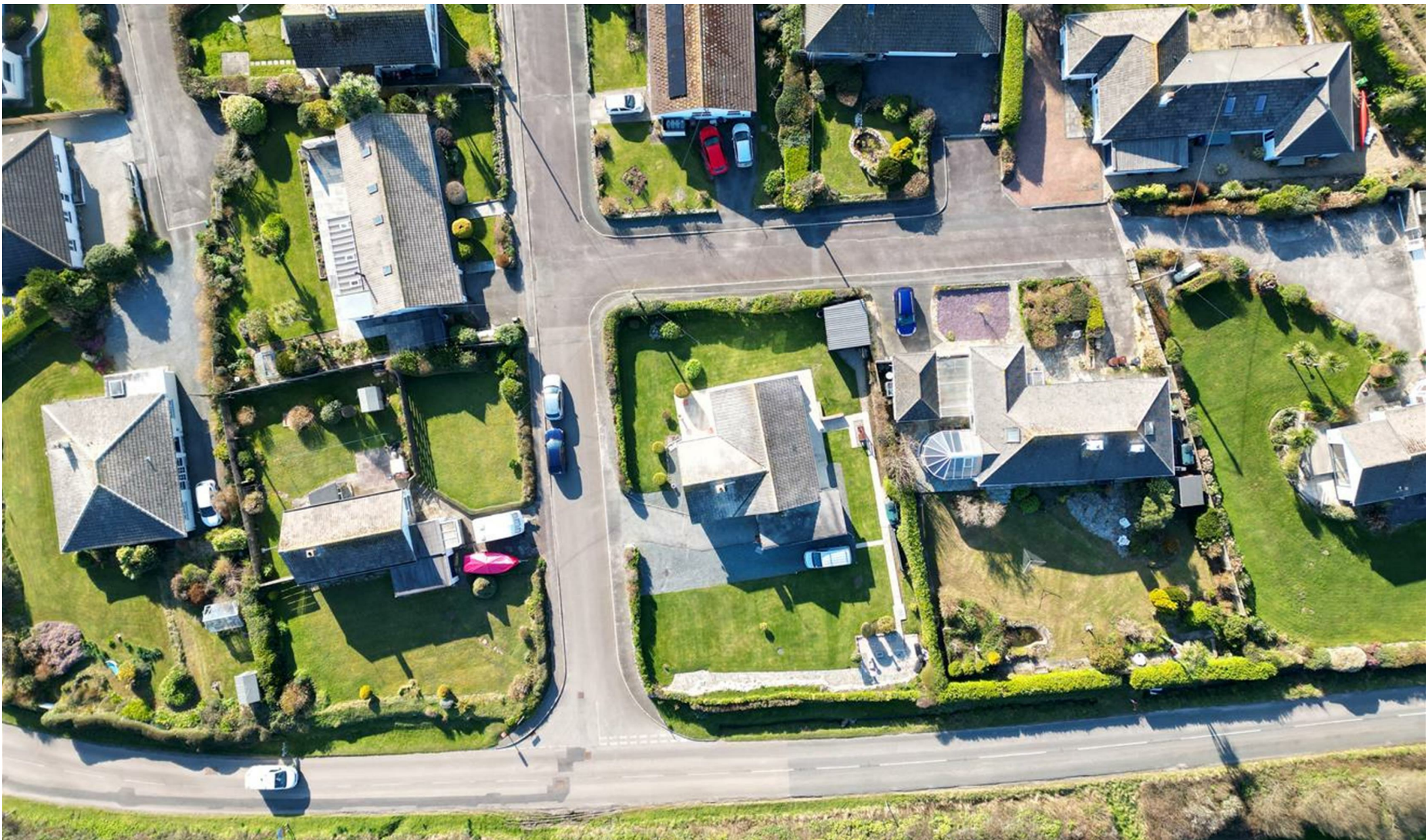
4th March 2025





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