



5 Fore Street, Constantine

Guide price £179,950 Freehold

Stone cottage with two bedrooms and two reception rooms. Private rear garden. Being sold with no onward chain and video tour available.

Heather & Lay
The local property experts

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- Stone cottage
- Popular village location
- Two bedrooms
- Two reception rooms
- Private rear garden
- No onward chain
- Video tour available

THE PROPERTY

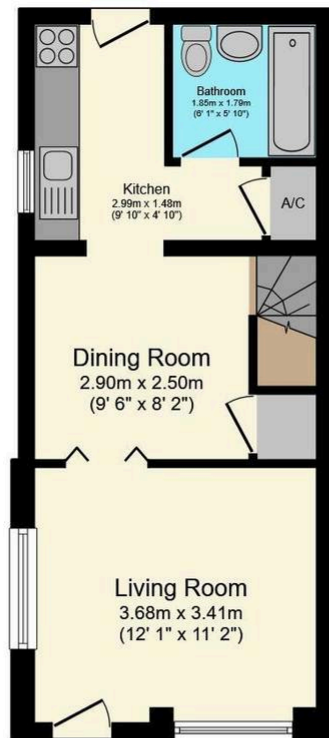
An extended two bedroom cottage located in a lovely village. Being sold with no onward chain, this property has been a lucrative investment for our vendor for many years. Made of stone and likely to be 150 – 200 years old. Plenty of character but in need of decorating. A rear ground floor extension has the kitchen plus bathroom which means there are two reception rooms. Upstairs there are two good sized bedrooms. The ceiling height is good for an old cottage too. The rear garden is a private area that is currently set out with gravel and a nice place to sit and soak up the sun. There are solar panels fitted to the back and front of Rosemary Cottage that are owned by the property and generate an income through a Feed in Tarriff (FIT). We have produced a detailed walk-through, talk-through video tour of the property and we would encourage any interested buyer to watch that for further information.

THE LOCATION

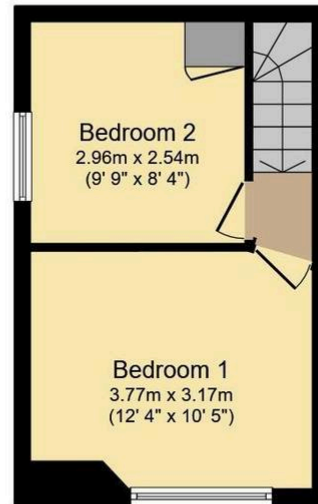
Rosemary Cottage is located in Constantine which is a thriving and popular village with an active community and great everyday facilities which include a well-regarded primary school, two village stores, one specialising in wine and spirits, a church, together with two village pubs - The Queens Arms and the excellent nearby Trengilly Wartha Inn, as well as a doctors' surgery. The village is a sociable place too, with a farmer's market, numerous societies and clubs and an increasingly popular community centre called The Tolmen Centre, offering a variety of events. The village is rural and unspoilt, lying within easy reach of Port Navas creek as well as being on a daily bus route to Falmouth harbour town and Helston market town (approximately 6 miles each).

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- Services: Mains electricity, water & drainage. Solar voltaic panels.





Ground Floor



First Floor



Total floor area 58.6 m² (631 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



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 carpets 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. Lease 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.

