



Windrush Penwartha, Coverack

Guide price £450,000 Freehold

Larger than expected, this two bedroom bungalow stands in a generous plot with flat garden and very nice sea views. Garage and plenty of off-road parking spaces. No onward chain.

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The local property experts

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THE PROPERTY

Penwartha is a small bungalow development on the outskirts of this lovely fishing village. Windrush is located in the corner of the development and benefits from a large and flat garden. There are two double bedrooms and due to the large garden there may be an opportunity to extend (subject to planning permissions). The bungalow currently has two bedrooms but is surprisingly generous in size, very light and with some nice sea views. Part of a probate sale and in need of decorating, priced with updating in mind. The garden is mature and a real bonus, shed and greenhouse. Garage with storage access to the huge loft area and many off-road parking spaces in front. Dave in our office lives in the village and has called Coverack home for the past 12 years, he has produced a detailed walk-through, talk-through video tour and can answer any questions about the village and its amenities. Dave also offers viewings 7 days a week at Windrush.

THE LOCATION

This wonderful fishing village has a fantastic beach, shops, cafe's and pub. Nearby is St Keverne where the doctor surgery is and a very nice butchers shop. Roskilly's which is a 20 minute walk from Penwartha also has great food and live music. Helston is only 10 miles away and has Tesco and Sainsbury's supermarkets. Falmouth has lots to offer and is only 21 miles away. A bus service picks up from Coverack and mainline train service from Redruth and Truro will get you into London in just over 4 hours.

- Large bungalow
- Two double bedrooms
- Possible extension option (subject to PP)
- Generous plot size
- Flat and mature garden
- Sea views
- Garage
- Many off-road parking spaces
- No onward chain
- Walk-through, talk-through video tour available

Council Tax band: D

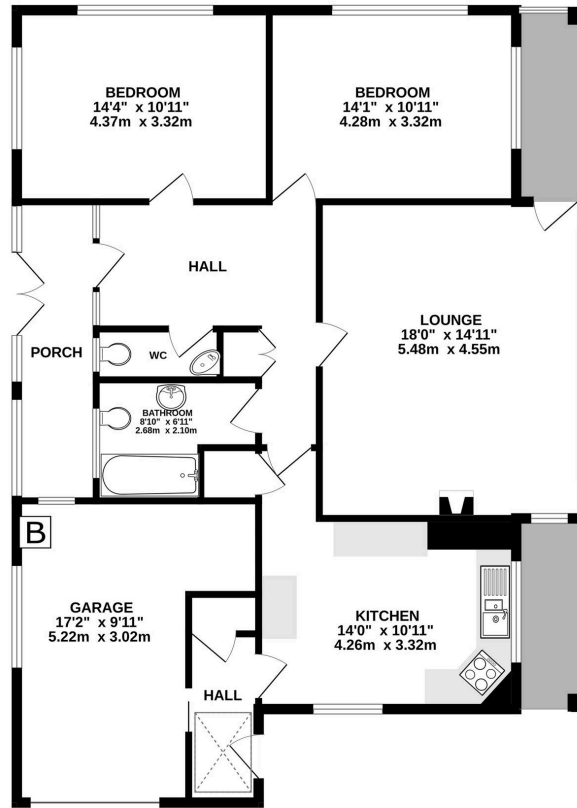
EPC - F

Tenure: Freehold

Services: Mains electricity and water. Oil fired central heating.



GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 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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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.

