



Description

A three double bedroom detached two storey property requiring remedial works, enjoying an elevated position on the rural fringes of the sought after coastal village of Pentewan and enjoying panoramic views over the Pentewan Valley. The property currently comprises kitchen/breakfast room, sitting room, dining room, sun room, bathroom and additional shower room to the ground floor. Landing, bedroom two with an en-suite WC and bedroom three to the first floor. The property has the benefit of mature terraced gardens lying predominantly to the side of the property, with patio seating areas and a Summer house, along with a garage and additional parking area, the whole measuring circa 0.16 acres with the potential for further development/extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council. Cash buyers only.



Situated

The thriving coastal village of Pentewan offers a beach and former working harbour, sailing club, Post Office, garage, restaurants and a Public House, with further educational, shopping and leisure facilities available at St Austell and Mevagissey.

Ground Floor

Kitchen/breakfast room, bathroom, inner hallway, sitting room, dining room, sun room, shower room and master bedroom.

seating areas and Summer house. Garage and additional on drive parking.

Council Tax Band

D

Cash Buyers Only

Stage 2 testing for Mundic has revealed that a sample taken from the footings of the property has been classified as C1 and is unsound, therefore until remedial works have taken place the property is not considered to be suitable for mortgage purposes. A copy of the Mundic report is available in the legal pack.

First Floor

Landing, bedroom two with en-suite WC, bedroom three.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

Note

Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

Outside

Terraced gardens with patio

EPC Rating

F