

# 5 Gatewynyack School Hill Coverack, Cornwall TR12 6SA











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Situated just off School Hill, the property stands on a generous plot and enjoys good-size gardens to both front and rear with the front gardens taking full advantage of the sea views and the rear gardens being sheltered and enjoying an excellent degree of privacy. This three bedroom end of terrace house is in need of modernisation throughout however will appeal to a range of viewers with the accommodation available. The cosy living room is ideally suited for those nights in front of the television while still being able to enjoy the sea views. You also have a dual aspect dining room with feature fireplace leading to the fitted kitchen allowing for sociable events. To the first floor the property benefits from two double bedrooms which both have sea views, a single bedroom and a bathroom. The icing on the cake, there is **NO ONWARD CHAIN**. Do not hang around, this is sure to be popular!!



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £260,000

#### LOCATION

Coverack is a stunning location, nestled in a sheltered cove on the Eastern side of the Lizard Peninsula, there is a crescent shaped beach offering access to crystal clear waters perfect for swimming, kyacking and paddle boarding. The heart of the village is the traditional fishing harbour constructed in 1724 from local serpentine and still home to working fishing boats bringing in the catch on a daily basis. The old Lifeboat House now offers fish and chips that can be enjoyed on the harbour and The Paris Hotel offers a great range of food and drinks, there are also a variety of small cafe's, restaurants and shops as well as a Primary School.

#### ACCOMMODATION

Entrance Hallway  
Living Room  
Dining Room

Fitted Kitchen

Landing with built in cupboards

Two Double bedrooms

Single Bedroom

Bathroom

#### OUTSIDE

To the front of the property there is an area of lawn which is split by the garden path which takes you steps leading to the front door. To the rear there is a further lawned area surrounded by hedges. There are some outbuildings providing further storage and an outside toilet.

#### SERVICES

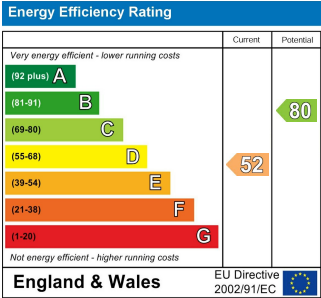
Mains electricity, water and drainage. Oil fired central heating.

#### AGENTS NOTE

The annual service charge for 01/04/2022 – 31/03/2023 is £213.92 payable to Coastline Housing.









#### AGENTS NOTE 2

The path to the front of the property is owned by number 5 and the other properties have right of access over to their properties.

#### AGENTS NOTE 3

Our client is seeking planning for the land adjacent to the property.

#### COUNCIL TAX BANDING - B

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

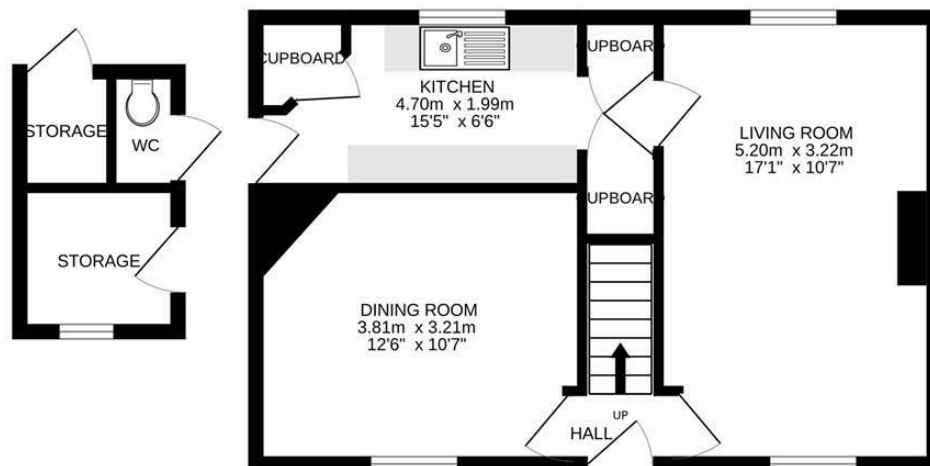
#### PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, 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 agreeing a sale and we will inform you of what we require prior to agreeing a sale.

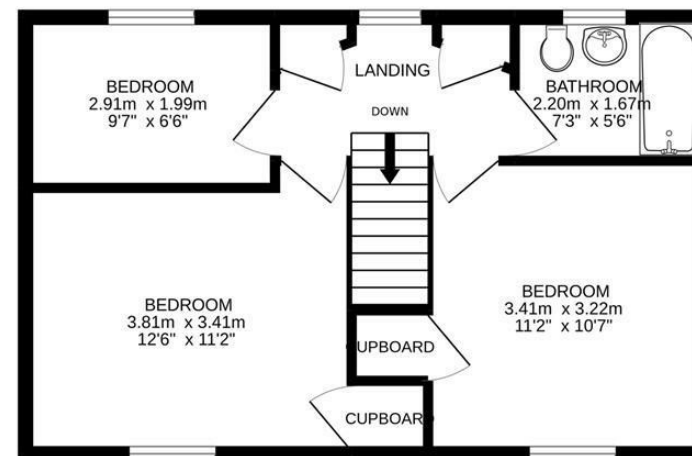




GROUND FLOOR



1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



