



Churchtown
Mullion
Helston
Cornwall
TR12 7HL

Offers In Excess Of £328,000

bettermove

Churchtown Helston

Bettermove are proud to present this 3 bedroom detached cottage in Mullion available with no forward chain. This property dates back to 1783 and benefits from original features throughout.

The property benefits from double glazing, LPG gas central heating throughout and has off street parking available. The council tax band is TBC.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area and the fitted kitchen on the ground floor. The first floor consists of 3 double bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Mullion, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A3083, the A394 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

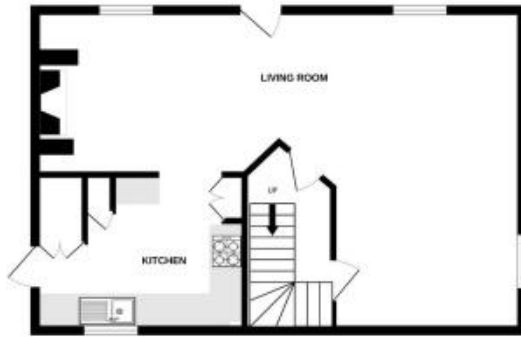
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
500 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, porches and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown hereon have been noted and no guarantee as to their operability or efficiency can be given.
Made with Hexplo 02004



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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