

5 Treskewes Estate, St Keverne, TR12 6PA

£179,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

5 Treskewes Estate

- THREE BEDROOM SEMI-DETACHED HOUSE
- SOUGHT-AFTER VILLAGE OF ST KEVERNE VILLAGE
- GENEROUS FRONT, SIDE & REAR GARDENS
- OPEN PLAN KITCHEN & DINING ROOM
- LOUNGE WITH OPEN FIREPLACE
- DOUBLE GLAZING & LG SMART INVERTER HEAT PUMP
- SECTION 157 LOCAL AREA RESTRICTION
- FREEHOLD
- COUNCIL TAX A
- EPC D57

Situated moments from the village and amenities of the thriving community of St Keverne is this three bedroom semi detached home with pleasant gardens to the front, side and rear.

The property is subject to a Local Occupancy Restriction which, in general terms, requires buyers to have lived or worked in Cornwall for the last three years. Further details are available in the Agents Note below.

Although in need of some internal refurbishment to achieve its full potential the property does offer the basis of a lovely family home.

Internally the lounge has an open fireplace for those cosy nights in, whilst there is an open plan kitchen and dining room. Upstairs are three bedrooms and a fitted bathroom.

A real highlight of the property are the lawned gardens to the front, side and rear which are neatly enclosed and provide a safe space for children to play in. There is scope for extending the property to the rear, subject to any necessary permissions or consents.

The accommodation in brief comprises an entrance hall, lounge, kitchen / dining room and a rear porch whilst upstairs there is a bathroom and three bedrooms. The property benefits from double glazing and a LG Smart Inverter heat pump.







St Keverne offers a strong range of local amenities including a post office, doctors' surgery, restaurant, general stores, two public houses, church, primary school, and butcher. The surrounding area provides access to open countryside and beautiful coastal walks. More extensive facilities can be found in Helston, approximately ten miles away, including national retailers, a cinema, and a sports centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Entrance canopy and obscure glazed door to

ENTRANCE HALLWAY
With opening to stairs, under-stairs cupboard, coat hanging rail, tiling to the floor and glazed door to

LOUNGE 13'1" x 9'9" inc fireplace (3.99m x 2.97m inc fireplace)
With an open fireplace with polished granite hearth, tiled surround and wooden mantle providing a focal point for the room. There is a wall mounted LG electric heater and a large window to the front with an outlook over the garden. Opening to.

KITCHEN / DINING ROOM
An open plan room with tile effect vinyl flooring.

KITCHEN 10'6" x 5'8" (3.20m x 1.73m)
With working top surfaces incorporating a sink with drainer and Swan's neck mixer tap over and drawers under. There is an integrated dishwasher, whilst spaces are provided for a washing machine, tumble dryer and an electric cooker (with a stainless steel chimney style hood over). There is partial tiling to the walls, an electric consumer unit, spotlighting arrangement, and windows to both side and rear aspects. Former internal door to hallway and opening to

DINING AREA 12'3" x 9'7" (3.73m x 2.92m)
Having a work surface with cupboards and drawers under and matching wall units over with a display shelf. There is a decorative former fireplace with slate hearth, currently housing an electric fire, a spotlighting arrangement and a large window to the rear aspect. Door to

REAR PORCH
With tiled floor and door to rear garden.

A staircase rises and turns to the first floor.

FIRST FLOOR

LANDING

With window to side aspect, wall mounted LG electric heater and doors off to the bathroom and all three bedrooms.

BEDROOM ONE 11' x 10' inc cupboard (3.35m x 3.05m inc cupboard)

Double bedroom with loft hatch to roof space, airing cupboard with hot water cylinder and a large window to the rear with a pleasant rural outlook beyond neighbouring properties.

BEDROOM TWO 9'7" x 8'7" max measurement (2.92m x 2.62m max measurement)

With large window to front aspect looking over garden and road to fields and countryside beyond.

BEDROOM THREE 8'3" x 8' (2.51m x 2.44m)

With window to rear aspect.

BATHROOM

Containing a white fitted suite comprising a low-level w.c, pedestal wash hand basin and a 'P'shaped bath with tiled surround, curved shower screen and an electric shower. There is a chrome ladder style heated towel rail, a downflow heater, vinyl flooring, an extractor and a window to the front aspect.

OUTSIDE

The front garden is laid largely to lawn, enjoys a sunny outlook and is neatly enclosed with established shrubs and trees at the border. A patio area provides a nice space in which to sit out and relax, whilst a pathway leads to the side garden, an LG Smart Inverter cassette unit and the rear.

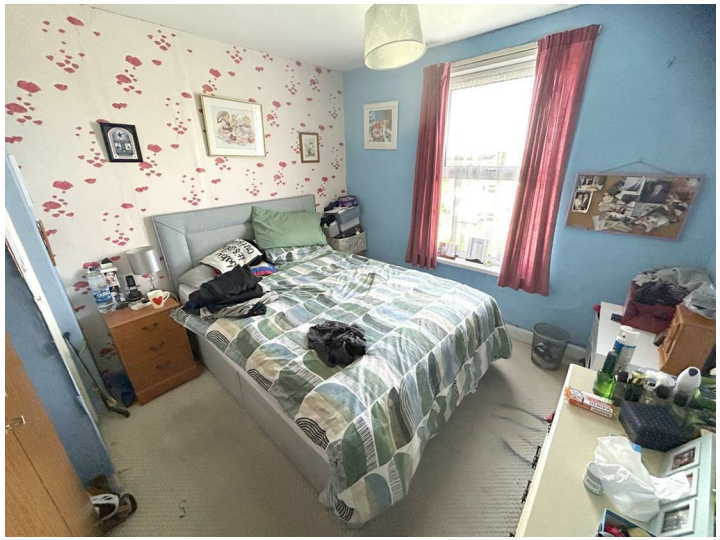
Generously sized and laid largely to lawn, the rear garden is enclosed and has a hard standing area which could offer a suitable base for a workshop or shed. There is an outbuilding with low-level w.c and an outside tap.

SERVICES

Mains electricity, water, drainage.

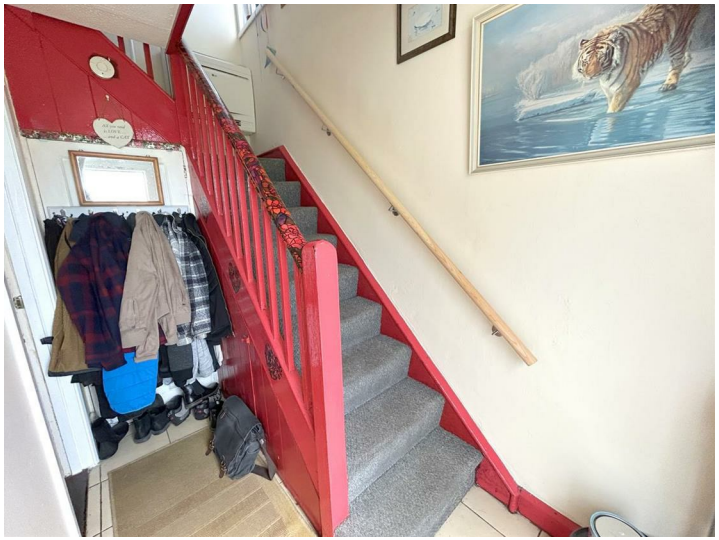












AGENTS NOTE ONE

The property is to be sold subject to a Local Authority s.157 restriction which, in principle, states that prospective purchasers must have lived or worked in Cornwall for the last three years. Prospective purchasers should satisfy themselves as to whether they are able to fulfil this restriction.

AGENTS NOTE TWO

We are advised that the property is accessed over a shared pathway. Further details available upon request.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band A.

WHAT3WORDS

count.supposing.crumbles

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

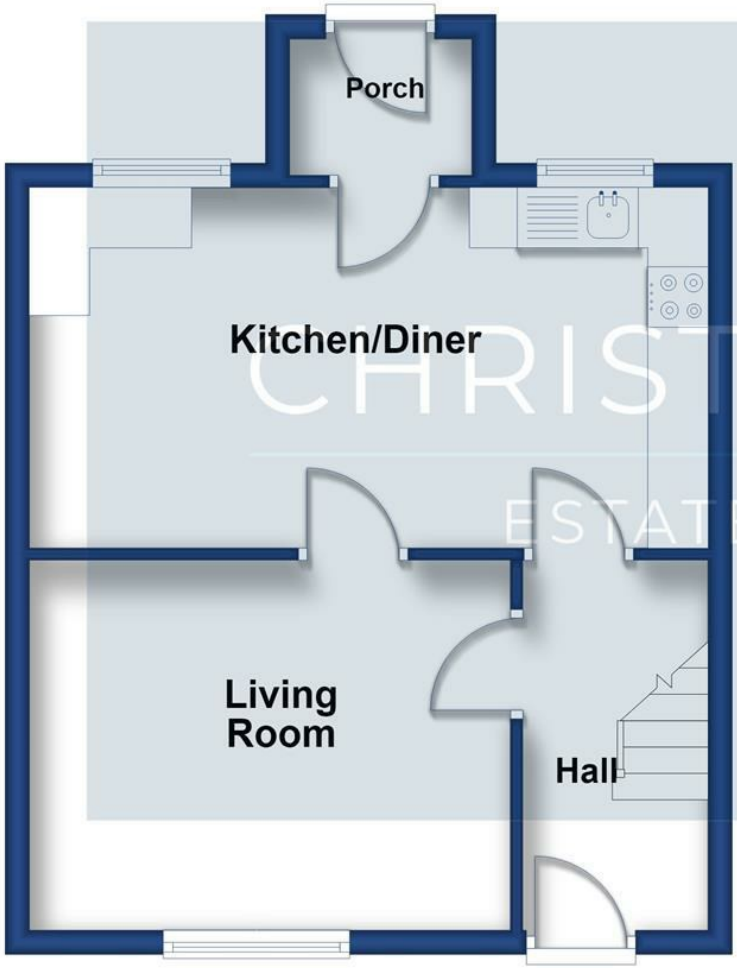
30th June 2026.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

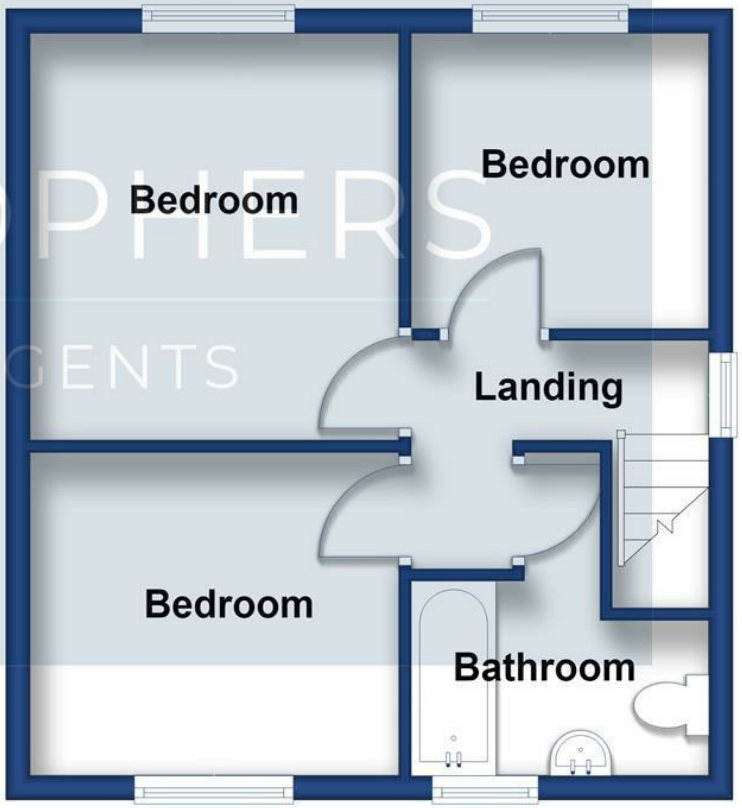
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



First Floor

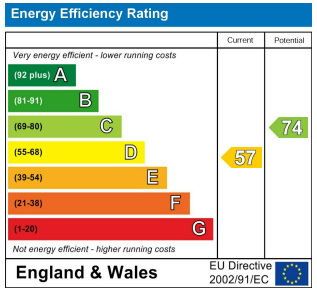
Approx. 34.4 sq. metres (370.7 sq. feet)



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Total area: approx. 70.7 sq. metres (761.2 sq. feet)





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.



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