

2 Wheal Vyvyan Constantine, TR11 5AF







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Situated in a sought after village that benefits from a primary school, shop and pub, this two bedroom semi detached home offers comfortable living with a generous plot and plenty of potential.

The property features a spacious living room, ideal for relaxing or entertaining, along with a kitchen diner that provides ample space for family meals. A useful utility room adds further practicality to the layout. Upstairs there are two well proportioned bedrooms and a family bathroom.

Outside, the garden wraps around the front of the property and is mainly laid to lawn, creating a pleasant approach and sense of space. To the rear, an enclosed low maintenance garden offers a private outdoor area perfect for seating or entertaining.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price £170,000

Location

Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

Accommodation

Entrance Hallway
Living Room
Kitchen/Diner

Utility Room
Stairs to Landing
Bedroom One
Bedroom Two
Family Bathroom

Outside

The property enjoys a large garden which is mainly laid to lawn to the front and side, providing plenty of space for outdoor enjoyment. To the rear, there is an enclosed patio area that offers a private setting, ideal for outdoor seating and entertaining.

Services

Mains water, drainage and electricity. Air source heating.

Service Charge

Our client has informed us that the service charge for 2025/2026 is £128.44

Council Tax Band- B





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

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

What3Words

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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 will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

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



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.

