



Omega Beacon Terrace, The Lizard, TR12 7PB

£575,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Omega Beacon Terrace

- THREE BEDROOMS
- ONE BEDROOM ANNEXE
- DOUBLE GARAGE
- GARDENS
- VIEWS TOWARDS NEARBY COAST
- FREEHOLD
- COUNCIL TAX BAND E
- EPC E51

This fantastic bungalow offers spacious and versatile accommodation, perfect for multi-generational living or those seeking an additional income stream. Located in the heart of a much-loved coastal village, the property is currently configured as a three-bedroom main residence with a connecting one-bedroom annexe with the package being completed by ample off road parking and a double garage.

The main home features a bright and airy lounge-dining room, with two doors opening out onto the terrace and garden, creating a lovely flow between indoor and outdoor living. The adjacent kitchen boasts a range-style oven, while a useful utility room with larder storage adds practicality. The three bedrooms are complemented by a modern shower room with a walk-in shower cubicle and an additional cloakroom.

The generously sized annexe, ideal for a dependent relative, independent adult child, or holiday letting, enjoys separate external access and is also connected through one of the bedrooms in the main house meaning that the accommodation is supremely flexible and able to be configured to suit the buyers needs. A lovely feature is the sunroom, accessible from both the annexe and the garden, offering the perfect spot to enjoy the garden and coastal outlook even on a chillier day. Set on a fully enclosed level plot, the property benefits from ample parking, a double garage, and attractive, well-maintained rear gardens with views towards the nearby coast.







Enjoying a lovely spot at the heart of The Lizard village, this home is well placed to enjoy all that this vibrant village community has to offer, including a well regarded primary school, a range of shops, and eateries as well as direct access to the South West Coast Path, offering breathtaking walks along the coastline, including to the iconic Kynance Cove.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PORCH 6'2" x 47" (1.88m x 1.40m)

With UPVC doubled glazed windows to the both sides, tiled floor and panelled glazed double doors to

HALLWAY

With two radiators and doors to various rooms.

LOUNGE/DINER 21'4" narrowing to 8'5" x 19'3" narrowing to 11'9" (6.50m narrowing to 2.57m x 5.87m narrowing to 3.58)

An L shaped, lovely, bright and spacious dual aspect room with window to the front aspect and doors to rear opening out onto the garden. There is an inset log burner, additional door back through to the hallway and double doors to the

KITCHEN 12'9" x 8'9" (3.89m x 2.67m)

With tiled floor and fitted with a range of base and wall units with roll top work surfaces over, one and a half bowl sink and drainer with mixer tap, Belling range style electric oven, integrated dishwasher, tiled splashbacks, window to the rear aspect overlooking the garden and chrome effect ladder radiator. Door to

UTILITY ROOM 9'5" x 7'10" (2.87m x 2.39m)

With tiled floor and range of base and wall units to include a larger style storage cupboard, butler style sink with flexible mixer tap, space and point for washing machine and space and point for fridge/freezer, window to the side aspect, large airing cupboard with slatted shelving and door to the garage.

BEDROOM ONE 12'9" x 11'4" (3.89m x 3.45m)

Window to the front aspect and radiator.

BEDROOM TWO 10'11" x 8'5" (3.33m x 2.57m)

Window to the front aspect and radiator.

BEDROOM THREE 9'7" x 9'6" (2.92m x 2.90m)

With borrowed light window to the rear sun room and connecting door to the annexe.

SHOWER ROOM 8'3" x 6'10" (2.51m x 2.08m)

With tiled floor, walk in tiled shower cubicle with Mira Sport electric shower over, w.c., wall mounted wash hand basin in vanity unit with cupboard under, radiator and two obscured double glazed windows to the rear aspect.

CLOAKROOM 6'10" x 3'3" (2.08m x 0.99m)

With w.c., wall mounted wash hand basin, tiled floor and obscured window to the rear aspect.

ANNEXE**LOUNGE/DINER 16'11" x 12'6" (5.16m x 3.81m)**

Radiator, window to the rear aspect overlooking the garden and external door to side. Door to

SUN ROOM 11'1" x 10'10" (3.38m x 3.30m)

A lovely dual aspect room perfect to enjoy the garden and outlook on a chilly day. Offering views towards the coast and Lloyds Signal Station.

KITCHEN 9'6" x 5'8" (2.90m x 1.73m)

Tiled floor and fitted with a range of contemporary style white gloss base and wall units with roll top work surfaces over, under counter fridge/freezer, fitted electric oven and hob with filter hood and light over. Stainless steel one and a half bowl sink and drainer with mixer tap, radiator and window to the side aspect.

BEDROOM 12'9" x 8' (3.89m x 2.44m)

Window to the front aspect and radiator.

SHOWER ROOM 9'6" x 3'11" (2.90m x 1.19m)

With tiled floor, tiled shower cubicle with Mira 360 domestic hot water shower over, pedestal wash hand basin and w.c. Chrome effect ladder style radiator.

OUTSIDE

Access the property via double timber gates which access a large graveled area offering off road parking for a number of vehicles and leading to the double garage.

DOUBLE GARAGE 21'4" x 16'11" (6.50m x 5.16m)

With remote roller door, single glazed windows to side and rear aspect, Grant oil fired boiler, power and light. There are useful base cupboards for storage and an external door to the garden.





A pedestrian access path leads around to the side of the property to the rear.

GARDEN

The main gardens lie to the rear of the property and accessed from the lounge is an attractive terraced seating area ideal for Al Fresco dining with views towards the coast. Beyond this the garden is mainly laid to lawn with established borders stocked with mature shrubs and plants including roses. The entire plot is fully enclosed offering a safe area for children and pets.

SERVICES

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

AGENTS NOTE

Purchasers who require borrowing should be advised to check lending criteria with their mortgage lender/adviser as the property has two kitchens.

MOBILE AND BROADBAND COVERAGE

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/>

COUNCIL TAX BAND

Band E

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

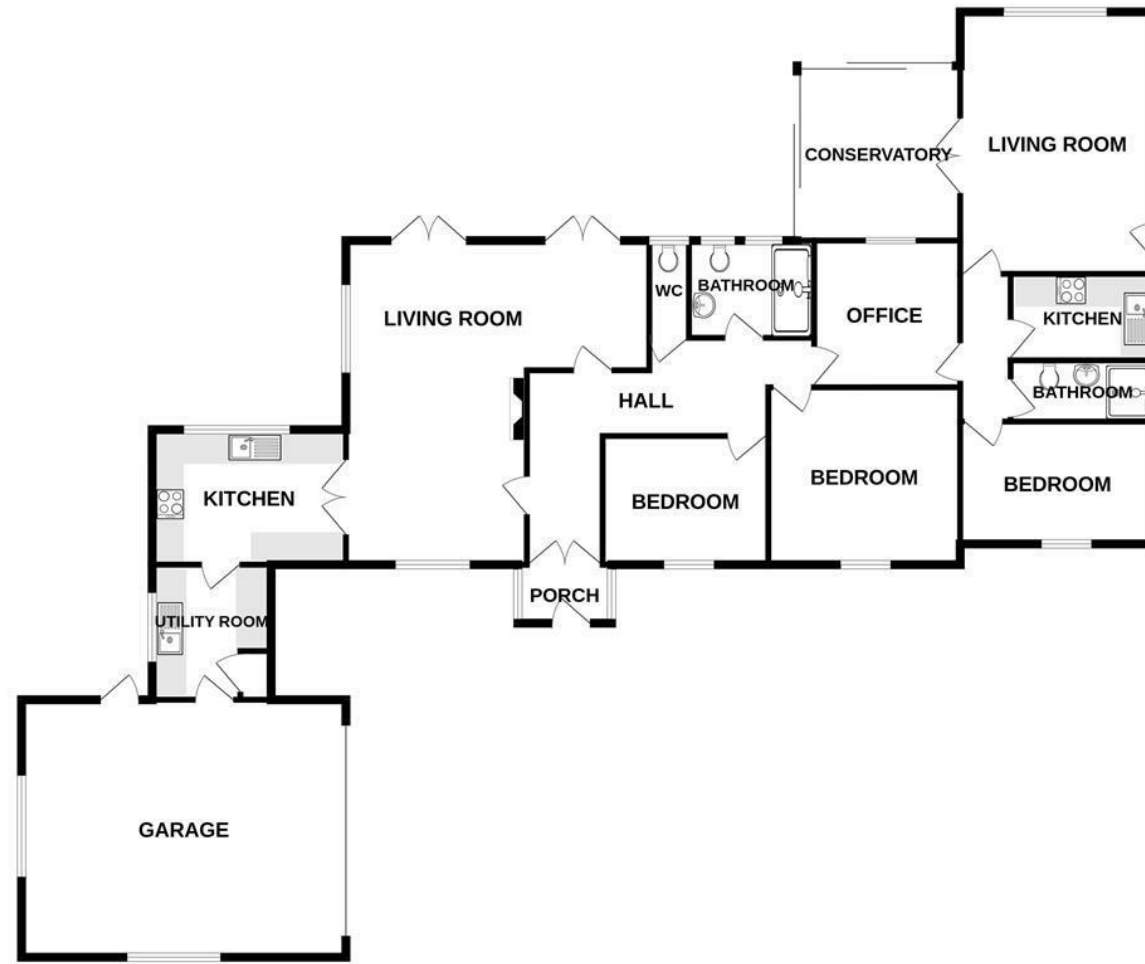
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

11th September 2024



GROUND FLOOR 2016 sq.ft. (187.3 sq.m.) approx.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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