

**FOR SALE**



**Trembel Road, Mullion**  
**Guide Price £285,000**

  
**MARTIN&CO**



# Trembel Road, Mullion

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- MULLION VILLAGE
- CLOSE TO LOCAL AMENITIES
- 1 MILE TO POLURRIAN BEACH
- GENEROUS DRIVEWAY PARKING
- REQUIRES SOME UPDATING

*This spacious, three-bedroom, detached property, with generous driveway parking, a garage and a rear enclosed garden is an exciting proposition in the centre of Mullion, walking distance from all the village amenities and around a mile from the beautiful beaches of Polurrian and Poldhu.*

The property has a dual-aspect lounge/ dining room, with patio doors into the conservatory at the rear. There is also an interconnecting kitchen and utility room with a door into the conservatory which then leads into the enclosed rear garden, mostly laid to lawn. Upstairs there is a shower room with separate WC, two spacious double bedrooms and a single bedroom. The property has lots of natural light and a straightforward and clean design, constructed in the late





1970s. Having been let out for a number of years now, the property has plenty of potential for the incoming purchaser to refurbish to their own style. The property is nicely set back from the road with a driveway, providing a parking area for multiple cars, boats or vans.

***Please note, the property has Timber Frame Construction. Please discuss this with your mortgage provider as lenders terms vary considerably for this type of construction.***

EPC – E  
Council Tax Band C  
Electric Storage Heaters  
Electric Immersion for Hot Water

#### LOCATION :

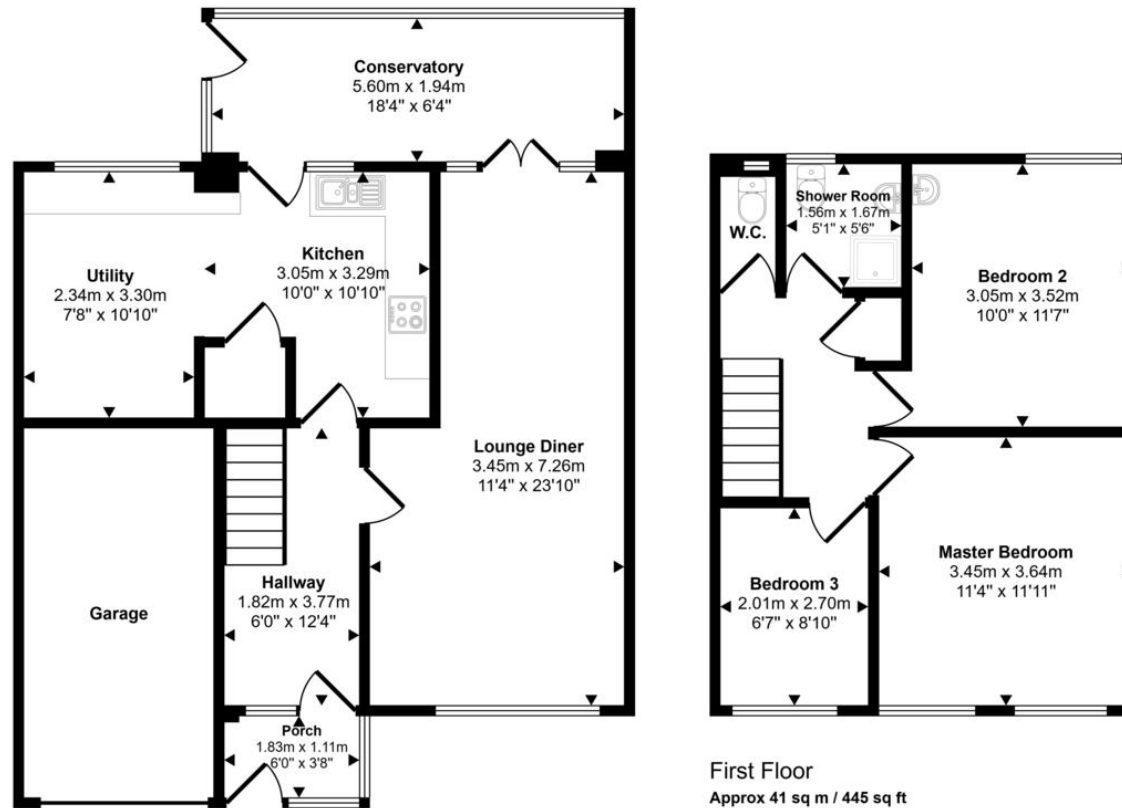
Around 8 miles south of the town of Helston, Mullion is the largest village on the Lizard peninsula and it is also one of the most picturesque. As well as having its own primary and secondary schools, the village is home to an assortment of shops, art galleries, pubs and tearooms, plus Mullion Cove which is an idyllic working harbour. The stunning beaches of Polurrian and Poldhu are both around a half an hour's walk away.

The most southerly point of mainland Britain, the Lizard peninsula is a place like no other. The sea seems a touch bluer, the light a little brighter and the land a littler flatter! The geology is unlike anywhere else in Cornwall, with rocks that formed 350 million years ago responsible for the unique landscape, a plateau surrounded by robust sea cliffs, here and there providing a safe haven for a small harbour or fishing village.

The Lizard peninsula provides unique opportunities for adventure with a myriad of outdoor activities on your doorstep. Whether you are into bird watching, hiking, sea kayaking or surfing, there truly is something for everyone.



Approx Gross Internal Area  
118 sq m / 1272 sq ft



Ground Floor  
Approx 77 sq m / 827 sq ft

First Floor  
Approx 41 sq m / 445 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.