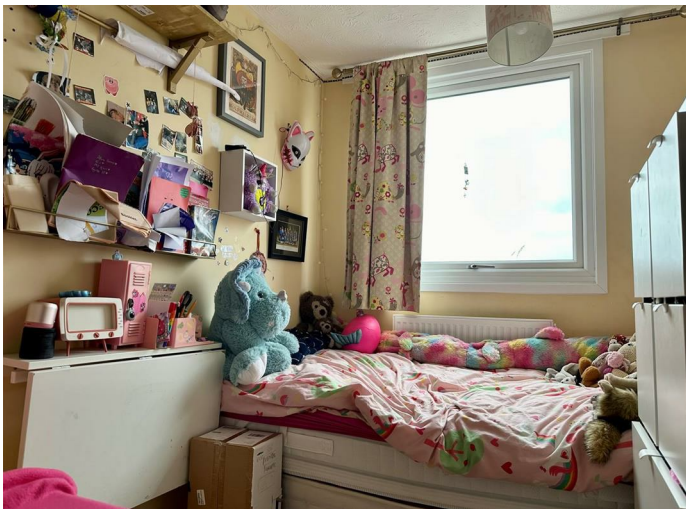




A light and airy, spacious three bedroom family home on a corner plot with distant countryside and sea views and planning permission for a single storey extension to the side of the property, planning number PA23/08713. The property enjoys an enclosed rear garden and off road parking for one car and a garage. Located on a popular residential area, ideal for primary and secondary schools, coastal walks and village amenities. Council Tax Band B. Freehold. EPC C69.



THE PROPERTY

A light and airy, three bedroom family home with planning permission for a single storey extension to provide a utility room, bedroom and bathroom. Located in a popular residential area close to schools, coastal walks, doctors surgery and amenities.

Upon entering the useful porch a door leads to the entrance hallway. From here there are doors to the kitchen, living/dining room and stairs to the first floor. On the first floor are three bedrooms and a shower room.

The property is timber frame construction with painted and clad external elevations. There are concrete tiles on the roof, majority double glazed windows and doors, and warmed by an air source heat pump.

There is a garage located at the end of the row of houses.

OUTSIDE

To the front there is a planted area and driveway parking for one car. There is a garden to the side where the single storey extension would be built if required. An enclosed rear garden with paved areas, a greenhouse and grass area bordered by flowers and plants.

LOCATION

The village of Mullion caters for every day needs and facilities including various shops, primary and secondary schools, post office, restaurants, galleries, public houses, churches, and a superb eighteen hole golf course. Nearby are Poldhu beach and Mullion Cove and the picturesque Mullion Harbour is a stunning backdrop set amongst some of the finest cliff top walks the peninsula has to offer. The larger and historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of

individual shops, well regarded schools (both primary and secondary) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

COUNCIL TAX BAND B

TENURE - FREEHOLD

DIRECTIONS

From Helston drive southwards on the A3083 towards Mullion, turn right into Meaver Road, passing Mullion School on the left, then take the next left into Tregellas Road, and the property can be found further along on the right hand side, almost at the end of Tregellas Road.

SERVICES

Mains water, mains electricity, mains drainage. For mobile and broadband coverage please visit Ofcom.org.uk.

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

Porch

Double glazed window to the front. Double glazed door to the entrance hallway.

Entrance Hallway

A useful area for coats and shoe storage. Wooden laminate flooring. Radiator. Doors to kitchen and living/dining room. Stairs to the first floor.

Kitchen 10'9" x 9' (3.28m x 2.74m)

A selection of base and wall units and drawers with work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Space for cooker. Extractor fan. Strip light. Lino flooring. Window overlooking the rear garden. Door to rear garden. Understairs storage cupboard housing the consumer unit. Space for washing machine. Space for fridge/freezer.

Living/Dining Room 23'10" x 11'5" max (7.26m x 3.48m max)

A light and bright L shaped room with large double glazed

window to the front enjoying some countryside and distant sea views. Double glazed sliding door to the rear overlooking the enclosed rear garden. Two radiators. Telephone/internet point. TV point.

From the entrance hallway, stairs lead to the:-

Landing

Doors to three bedrooms and the shower room. Cupboard housing the hot water tank and air source heating and hot water controls. Ceiling light. Loft hatch (no loft ladder).

Bedroom One 11'9" x 11' (3.58m x 3.35m)

Double glazed window to the front with some countryside and distant sea views. Built in wardrobes. Radiator. Ceiling light.

Bedroom Two 11'7" x 9'9" (3.53m x 2.97m)

Double glazed window to the rear overlooking the garden. Built in wardrobes. Radiator. Ceiling light.

Bedroom Three 8'11" x 6'7" (2.72m x 2.01m)

Double glazed window to the front. Ceiling light. Radiator.

Shower Room 5'6" x 5'4" (1.68m x 1.63m)

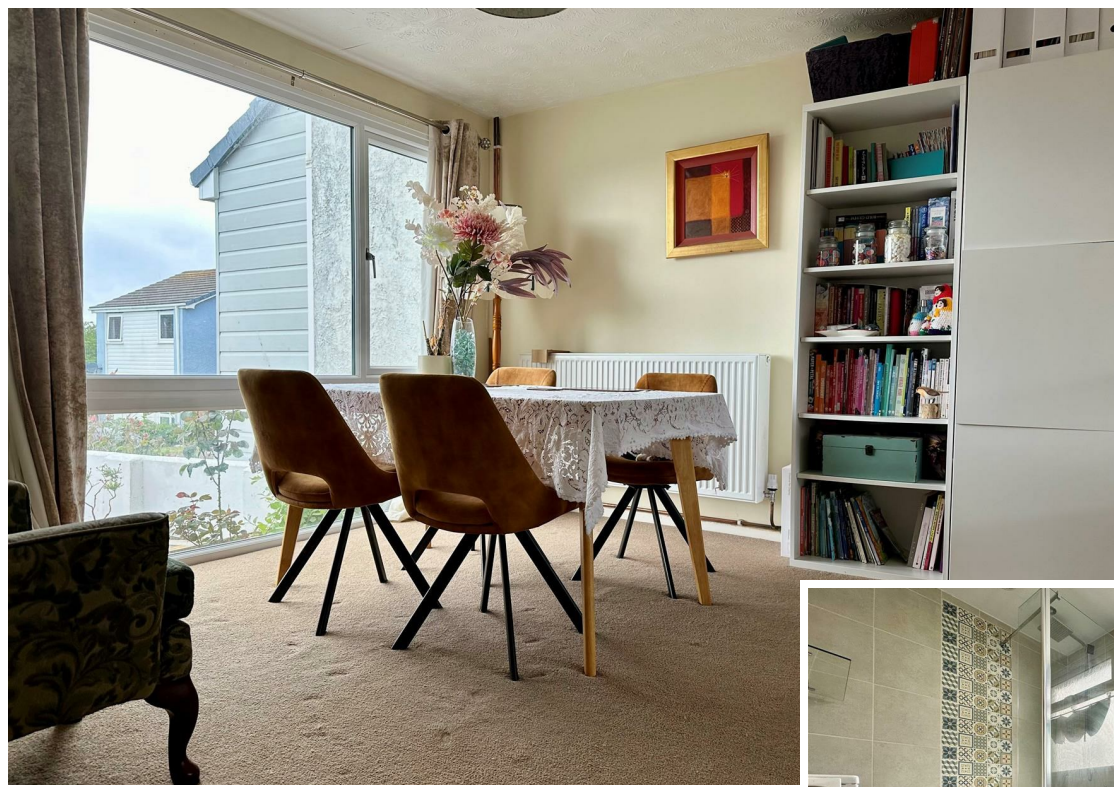
A good size shower room, shower with shower attachment with tiled surround. Hand wash basin with drawers below. Low level WC. Wall mounted cabinet. Extractor fan. Fully tiled. Radiator.

GARAGE

Metal up and over door. The garage is located at the end of the terrace of houses.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been



carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.