



An immaculately presented and naturally light, four bedroom, two bath/shower room detached house within walking distance to Mullion village amenities, schools and coastal walks. Mullion Harbour, Poldhu and Polurrian beaches are all closeby. The property also enjoys a well tended enclosed rear garden, low maintenance front garden, driveway parking for two cars and a garage. EPC C72. Freehold. Council Tax Band E.



## THE PROPERTY

A superb opportunity to purchase this naturally light, four bedroom, two bath/shower room, detached family home in the highly sought after village of Mullion. From the entrance hallway is a cloakroom, a living room with stairs leading to the first floor. A generous kitchen/dining room leads to a utility room which in turn leads to the garage. Doors from the dining area lead to the well tended enclosed rear garden. On the first floor are three double bedrooms and one single, one has an en-suite shower room, a family bathroom and a storage cupboard. To the front of the property is a brick driveway with parking space for two cars and a low maintenance garden. There is access to the rear garden from either side of the property.

The property was built approximately 17 years ago. Externally the property has painted render with concrete tiles on the roof. The home is warmed by an oil fired central heating system which also heats the water. The oil tank can be found in the corner of the rear garden.

## TENURE - Freehold

## COUNCIL TAX BAND E

## SERVICES

Mains water, mains electricity, oil central heating and hot water, mains drainage. For mobile and broadband coverage please visit Ofcom.org.

## 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.

## THE ACCOMMODATION COMPRISES

### (ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

#### Entrance Hallway

Laminate flooring. Radiator. Ceiling light. Door to cloakroom. Door to living room.

#### Cloakroom

Close coupled WC, pedestal wash hand basin. Radiator. Ceiling light. Double glazed frosted window to the front.

#### Living Room 16'4" including stairs recess x 16'4" (4.98m including stairs recess x 4.98m)

A dual aspect room with feature electric fireplace which can be used as extra heating as well as a focal point. Two radiators. Laminate flooring. Ceiling light. TV aerial point. Openreach socket. Smoke alarm. Two double glazed windows to the front and side. Stairs to the first floor.

#### Kitchen/Dining Room 16'4" x 11'1" (4.98m x 3.38m)

A selection of base and wall units complimented by granite effect work surfaces with tiled splashbacks, incorporating stainless steel sink and drainer with mixer tap. Integrated oven with ceramic hob. Integrated fridge/freezer. Integrated dishwasher. Lino flooring. Inset ceiling lights. Smoke alarm. Radiator. Door to utility room. Double glazed door leading to the rear garden and double glazed window.

#### Utility Room 8'10" x 6'10" (2.69m x 2.08m)

Base units with granite effect work surfaces incorporating

a stainless steel sink with mixer tap. Integrated washing machine and tumble dryer. Oil boiler. Extractor fan. Lino flooring. Radiator. Door to garage. Double glazed window to the rear.

#### Garage 19'8" x 8'10" (5.99m x 2.69m)

A roller shutter door. Power and light connected. Electric consumer unit. The garage has also been plaster boarded, skimmed, painted and with skirting boards.

From the living room, stairs lead to the first floor.

#### Landing

Doors to four bedrooms, the family bathroom and storage cupboard. Radiator. Smoke alarm. Ceiling light.

#### Bedroom One 19'7" x 8'9" (5.97m x 2.67m )

A good size dual aspect room letting in lots of natural light. Double glazed window to the front and Velux window to the rear. Laminate flooring. Radiator. Ceiling light. Some restricted head room.

#### Bedroom Two 10'7" x 9'11" (3.23m x 3.02m)

Built in wardrobes. Double glazed window to the front. Radiator. Ceiling light. Loft hatch (no ladder, partially boarded). Door to en suite shower room.

#### En Suite Shower Room

Tiled shower cubicle. Close coupled WC. Pedestal wash hand basin with mixer tap. Heated towel radiator. Lino flooring. Extractor fan. Inset ceiling lights. Double glazed frosted window to the front.

#### Bedroom Three 9'10" x 9'7" (3.00m x 2.92m)

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

#### Bedroom Four 8'10" x 6'4" (2.69m x 1.93m)

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

#### Bathroom

A panelled bath with shower over, shower screen and tiled surround. Close coupled WC. Pedestal wash hand basin with mixer tap. Heated towel radiator. Lino flooring. Inset ceiling lights. Extractor fan. Double glazed frosted window to the side.





### **Agents Note**

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