



6 Meres Valley, Mullion, TR12 7HX
Guide price £250,000

IN NEED OF TOTAL MODERNISATION - An opportunity to purchase a broad fronting, two double bedroom detached bungalow, in need of complete renovation, with the benefit of a detached garage, private driveway parking, gardens and located in a highly regarded residential location in Meres Valley, Mullion. As sole acting agents we thoroughly recommend an early viewing. Freehold. Council Tax Band C. EPC F26

Energy Efficiency Rating Band: F Current: 26 Potential: 82 Environmental Impact (CO2) Rating Band: Current: null Potential: null



THE PROPERTY

Located at the end of the cul de sac is this two double bedroom bungalow in need of total modernisation, situated within a highly regarded residential location of Meres Valley, within walking distance to the village amenities and the nearby iconic Poldhu, Polurrian and Mullion Coves are within easy access.

The property has a concrete tiled roof and rendered external elevations. Warmed by electric heaters and has an open fireplace in the living room. There are solar panels on the roof which are owned.

OUTSIDE

To the side of the bungalow is a detached garage and driveway parking. The majority of the gardens are overgrown and there are patio areas to enjoy dining outside in the warmer months. There is also a greenhouse.

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.

SERVICES

Mains water, mains electricity and mains drainage. The solar panels on the roof are owned.

TENURE - FREEHOLD

The property has a possessory title, this can be upgraded to a title absolute after 12 years of owning the property.

COUNCIL TAX BAND C

THE ACCOMMODATION COMPRISES

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

Porch

Electric meters.

Hallway

Doors leading to the living/dining room, two double bedrooms, and the kitchen. Ceiling light. Loft hatch. Storage cupboard. Wall lights.

Living Area 18'9" x 10'9" (5.72m x 3.28m)

An L shaped room with large single glazed window to the front overlooking the garden. Open fireplace. Ceiling light. Electric heater. Wall lights. Door to the conservatory. Open reach point. TV aerial point.

Dining Area 9'7" x 7'10" (2.92m x 2.39m)

Double glazed window to the rear overlooking the garden. Electric heater. Ceiling light and wall lights. Door to kitchen.

Conservatory 11'3" x 6'1" (3.43m x 1.85m)

Double glazed windows to three sides. Door to patio area and garden.

Kitchen 9'8" x 7'11" (2.95m x 2.41m)

A range of built in storage cupboards, one housing the hot water tank. Wall mounted cupboard. Base cupboard. Stainless steel sink with cupboard below. Door to rear porch/potting area.

Bathroom 7'7" x 5'6" (2.31m x 1.68m)

A three piece suite comprising a low level wc, pedestal wash hand basin and panelled bath with electric shower. Wall mounted cupboard. Two double glazed frosted windows to the rear.

Bedroom One 11'11" x 10'10" (3.63m x 3.30m)

A single glazed window with secondary glazing to the front overlooking the garden. Electric heater. Ceiling light.

Bedroom Two 9'7" x 9'7" (2.92m x 2.92m)

Double glazed window to the rear overlooking the patio and garden area. Electric heater. Ceiling light.

Garage 16' x 8'1" (4.88m x 2.46m)

Metal up and over door. Constructed of pre fabricated concrete.

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.

Agents Note 2

Our vendor has informed us that anyone wishing to explore the garden to do so at your own risk to conform with current insurance. We are informed by the vendor that there is a water course underneath the patio area near the greenhouse and a public footpath to the left side/edge which has not been used in 60 years. The public footpath has been rerouted at the end of the cul de sac.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	26		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

