



An exceptionally light, three bedroom end of terrace house with large garden to the side, some countryside and distant sea views. Although in need of some modernisation the property also enjoys a rear patio, off road parking for two cars and a garage nearby. EPC E39. Council Tax Band B. Freehold.



THE PROPERTY

From the front door you enter into a spacious entrance hallway, providing space to store coats and shoes. From here a wide opening leads into the living/dining room and a door leads to the kitchen. Stairs to the first floor. Upstairs provides three bedrooms, the family bathroom and an airing cupboard that houses the hot water tank and shelved storage. Outside is a fantastic size garden, mainly laid to lawn with hard standing areas and raised beds, the garden enjoys a sunny aspect all day. A patio area to the rear and off road parking for two cars. There is also a garage in a block nearby which had a new roof in 2025 and a new up and over garage door was installed in 2024.

Built with a timber frame construction in the 1970's with concrete tiles on the roof, and warmed by electric heating in the ceiling.

There is potential to extend the property to the side (subject to gaining necessary planning permission).

LOCATION

The property is located in a popular residential area close to both primary and secondary schools. The village of Mullion caters for every day needs and facilities including various shops, post office, doctors surgery, public houses, churches, hotels 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 is approximately 7 miles away.

COUNCIL TAX BAND B

EPC - E39

TENURE - FREEHOLD

SERVICES

Mains water, mains electricity, mains drainage. Our vendor uses Wildanet for her broadband and provides 210mbps. According to Ofcom.org the mobile phone signal O2 likely, Vodafone limited, indoors.

DIRECTIONS

On arrival in Mullion, turn into Tregellas Road and continue until you see the Olivers for sale sign on the left hand side, the garden is surrounded by a green fence.

ACCOMMODATION IN DETAIL

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

The property is approached via a garden gate at the front leading to the front door.

Entrance Hallway

A spacious hallway with space for coats and shoes. A wide opening into the living/dining room. Door to the kitchen and stairs to the first floor. Understairs cupboard.

Living/Dining Room 23'2" by 11'6" max (7.06m by 3.51m max)

An exceptionally light room with space for dining table and chairs. A double glazed window to the front overlooking the front garden. Sliding patio door leading to the rear patio from where you can enjoy the afternoon/evening sun and some countryside views. Ceiling lights. Broadband point. Telephone point.

Kitchen 10'8" x 9'1" (3.25m x 2.77m)

A selection of base and wall units with granite effect work surfaces. Electric hob and oven below. Stainless steel sink and drainer with mixer tap. Space and

plumbing for washing machine and dishwasher. Double glazed window and door leading to the rear patio with some countryside views. Consumer unit in a cupboard. Ceiling lights.

Landing

Doors to three bedrooms and the family bathroom. Airing cupboard housing the hot water tank. Ceiling light. Loft hatch (partially boarded).

Bedroom One 11'10" x 11'1" (3.61m x 3.38m)

A good size room with double glazed window to the front. Ceiling light.

Bedroom Two 11'7" x 9'10" (3.53m x 3.00m)

Double glazed window to the rear with countryside and distant sea views. Ceiling light.

Bedroom Three 9' x 6'7" (2.74m x 2.01m)

Built in wardrobe. Double glazed window to the front. Ceiling light.

Bathroom

A fully tiled room with panelled bath and electric shower. Pedestal wash hand basin with mixer tap. Low level WC. Shaver point. Frosted double glazed window to the rear.

Garage 16'6" x 8'6" (5.03m x 2.59m)

Metal up and over door. The door was replaced in 2024 and a new roof was installed in 2025.

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.