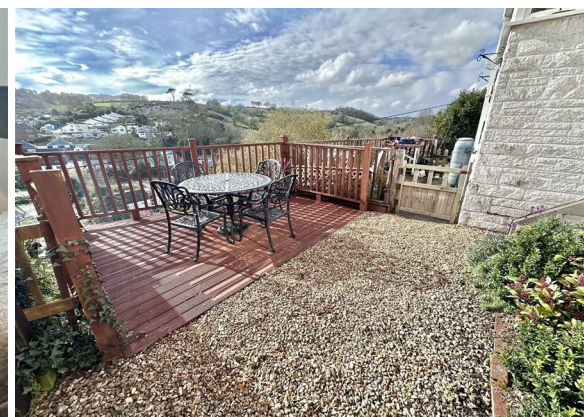




Prospect Place  
Mevagissey  
St. Austell  
PL26 6TW  
Asking Price £240,000

- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- POPULAR VILLAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- LOVELY COUNTRYSIDE VIEWS
- CONTENTS AVAILABLE VIA SEPERATE NEGOTIATION
- OFF ROAD PARKING



Tenure - Freehold

Council Tax Band - B

Floor Area - 699.00 sq ft



### Property Description

Millerson Estate Agents are pleased to market this two bedroom property located in the popular village of Mevagissey. Benefitting from no onward chain and vacant possession upon completion, this property is ideal for first time buyers of those looking for an investment. The ground floor is home to a cosy living room with the additional advantage of a wood burner, as well as the kitchen/diner, a utility room and a shower room. Upstairs, there are two good sized bedrooms and the family bathroom. To the front you will find a decked area, ideal for al-fresco dining and taking in the views, whilst the rear benefits from a small courtyard and enclosed garden laid with artificial grass. There is off road parking for one vehicle. The property is heated via electric radiators and falls under Council Tax Band B.

### Location

Mevagissey is a working fishing village with a good range of amenities including a Post Office, Chemist, Bakers, Multiple Shops, Cafes, Pubs, Restaurants, Doctor's Surgery, Junior and Infant Schools and a bus service to the nearby market town of St Austell, approximately six miles away. Here, there are a wider range of business, educational and shopping facilities, plus a main-line station and two senior schools. The famous 'Lost Gardens of Heligan' are approximately 2 miles away and the world famous Eden Project is about 10 miles.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Hall

Skimmed ceiling. Karndean flooring. Doors leading to:

### Lounge

10'1" x 9'10" (3.09m x 3.02m)

Double glazed window to the front aspect. Skimmed ceiling. Thermostat. Wood burner. Radiator. Ample plug sockets. TV point. Skirting. Karndean flooring.

### Kitchen/Diner

13'5" x 13'4" (4.09m x 4.07m)

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. A range of base fitted units with roll top work

surfaces. Integrated dishwasher and electric oven/hob with extractor over. Storage cupboard housing consumer unit. Tiling around again sensitive areas. Radiator. Ample plug sockets. TV and broadband point. Skirting. Karndean flooring.

### Utility Room

6'1" x 5'0" (1.86m x 1.54m)

Space for washing machine. Cupboard housing electric meter. Tiled flooring. Door to rear courtyard. Door opening into the

### Shower Room

5'8" x 3'1" (1.73m x 0.95m)

Double glazed window to the side aspect. Skimmed ceiling. Exctaor fan. Triton electric shower. Wash basin. WC with push flush. Heated towel rail. Tiled throughout.

### First Floor

Split landing. Doors leading to:

### Bedroom One

13'3" x 10'0" (4.04m x 3.05m)

Double glazed window to the front aspect. Skimmed ceiling. Feature fire place. Radiator. Ample plug sockets. Skirting. Laminate flooring.

### Bedroom Two

10'2" x 8'3" (3.10m x 2.53m)

Double glazed window to the rear aspect. Skimmed ceiling. Storage cupboard providing access into the loft. Radiator. Ample plug sockets. Skirting. Laminate flooring.

### Bathroom

7'11" x 5'10" (2.42m x 1.78m)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Bath with shower over. Wash basin with mixer tap. WC with push flush. Cupboard housing hot water tank. Heated towel rail. Tiling around water sensitive areas. Skirting. Laminate flooring.

### Outside

To the front- Enclosed decked area ideal for garden furniture and al-fresco dining.

To the rear- Small and enclosed garden laid with artificial grass. Off road parking for one vehicle.



### Parking

There is off road parking for one vehicle.

### Agents Note

There is a right of way around the front and rear of the property for neighbouring houses. This property also benefits from a right of access across neighbouring houses.

### Agents Note

Contents within the property is available via separate negotiation.

### Services

Mains electricity, water and drainage, This property falls under Council Tax Band B.





**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
 Copyright V360 Ltd 2024 | www.houseviz.com

## Directions To Property

Proceeding from St. Austell on the B3273 and after passing Pentewan Sands on your left proceed up the hill and on the crest of the hill before going down to the village turn left signposted to Polstreath. Continue along this road, crossing over a small mini roundabout passing the primary school on your right hand side and then bear right off Cliff Road turning down School Hill. Just after the second bend, you will see a narrow turning to your left

## Contact Us

Millerson Estate Agents  
 5-6 Market Street  
 St Austell  
 Cornwall  
 PL25 4BB  
 E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
 T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

