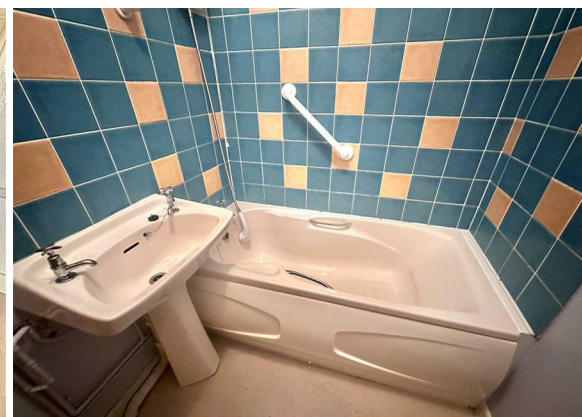




Coastguard Cottages
Gorran Haven
PL26 6JL

Asking Price £280,000

- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- HUGE POTENTIAL
- BREATHTAKING SEA VIEWS
- RENOVATION REQUIRED THROUGHOUT
- EXPECTED EARNINGS OF APPROXIMATELY £850PCM
- SPACIOUS REAR GARDEN
- DOUBLE GLAZING THROUGHOUT



Tenure - Freehold

Council Tax Band - B

Floor Area - 721.00 sq ft



Property Description

Millerson Estate Agents are pleased to market this three bedroom end terraced property located in the popular village of Gorran Haven. Being sold with no onward chain and vacant possession upon completion, this property requires renovation throughout but would be an ideal home for first time buyers or those looking to enhance their property portfolio with expected earnings of approximately £850pcm. The property comprises of a lounge, kitchen and bathroom on the ground floor and three bedrooms on the first floor. The third bedroom has been created using a stud wall and is accessed through bedroom two. This wall could easily be removed should someone prefer a larger second bedroom. Outside, there is a laid to lawn front and rear garden benefitting from breathtaking sea views. The property is connected to mains electricity, water and drainage and falls under Council Tax Band B. Viewings are strictly by appointment only.

Location

Gorran Haven is a desirable coastal village being an inlet between the working fishing village of Mevagissey and the Roseland Peninsula. Local amenities include a convenience store/post office, a hairdresser's, a fish and chip shop and a sandy beach with coastal walks to Mevagissey and Vault beach. There is a community bus which operates from the village into St Austell, where you can find a wider range of amenities including retail outlets and leisure facilities. Other benefits include a coach station and the Penzance to Paddington railway link. Locally there are many places of interest, which include the Eden Project, the historical port of Charlestown and the world renowned 'Lost Gardens of Heligan'.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Consumer unit and electric meter housed. Storage cupboard. Plug sockets. Vinyl flooring. Doors leading to:

Kitchen

11'4" x 8'6" (3.47m x 2.60m)

Double glazed window to the rear aspect. Extractor fan. Wall and base fitted units with roll top work surfaces. Space and plumbing for freestanding fridge freezer, washing machine and cooker. Under stair storage. Tiling around stain sensitive areas. Ample plug sockets. Vinyl flooring. Stairs to first floor. Door leading into the

Living Room

15'7" x 10'11" (4.75m x 3.34m)

Two double glazed windows to the front aspect. Built in storage cupboards. Night storage heater. Ample plug sockets. Broadband point.

Bathroom

5'7" x 5'0" (1.71m x 1.53m)

Extractor fan. Bath with electric Triton shower over. Wash basin. Storage cupboard. Wall mounted electric heater. Tiling around water sensitive areas. Vinyl flooring.

Cloakroom

3'9" x 2'5" (1.15m x 0.74m)

Frosted double glazed window to the rear aspect. WC with push flush.

First Floor

Doors leading to:

Bedroom One

14'0" x 8'6" (4.28m x 2.60m)

Double glazed window to the rear aspect. Airing cupboard housing hot water tank. Night storage heater. Ample plug sockets. Broadband point. Laminate flooring.

Bedroom Two

10'9" x 9'4" (3.30m x 2.87m)

Double glazed window to the front aspect. Night storage heater. Ample plug sockets. Laminate flooring.



Bedroom Three

9'3" x 7'5" (2.84m x 2.27m)

Accessed through bedroom two. Double glazed window to the front aspect. Night storage heater. Ample plug sockets. Laminate flooring.

Outside

To the front- Shared pathway and steps leading to the entrance. Laid to lawn front garden.

To the rear- Steps leading up a raised garden. Spacious laid to lawn area. Stone outbuilding ideal for storing garden equipment and furniture.

Parking

There is no off road parking and on street parking is limited. There are some carparks nearby which may allow permit parking.

Tenure

Freehold.

Services

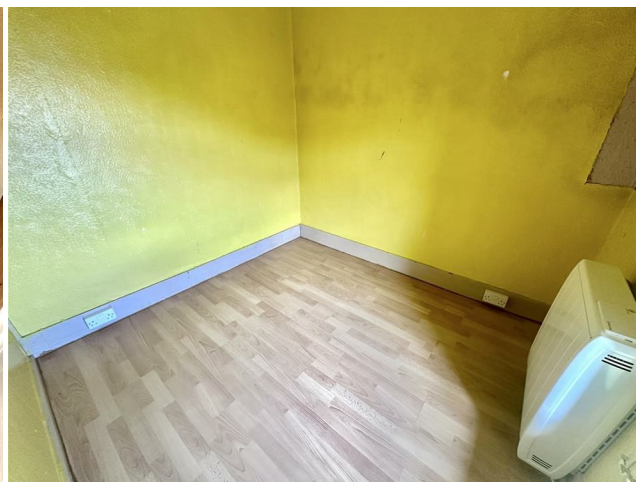
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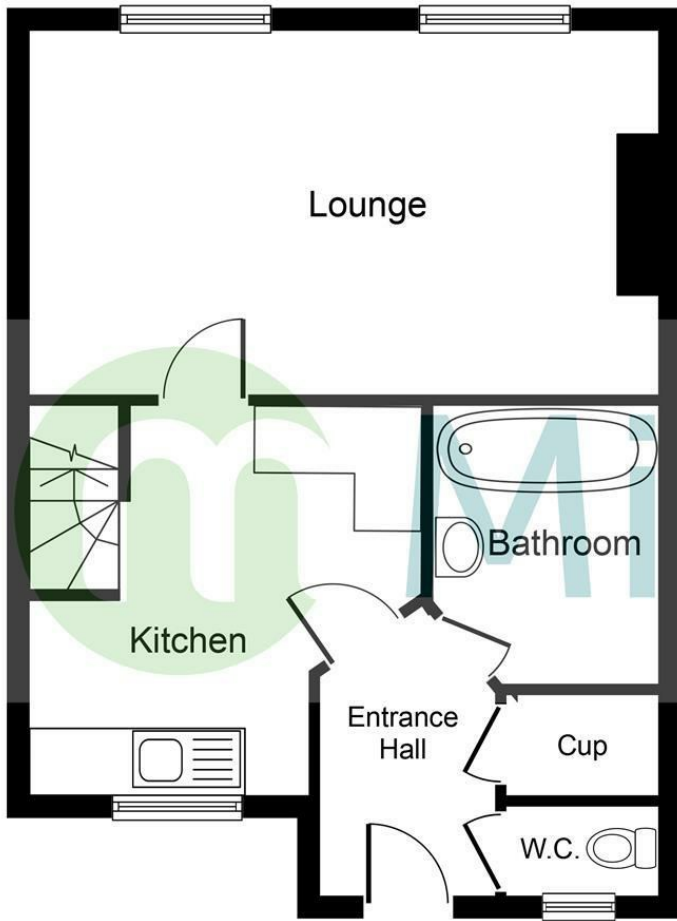
Restrictions

Please note that this property cannot be used as a holiday let.

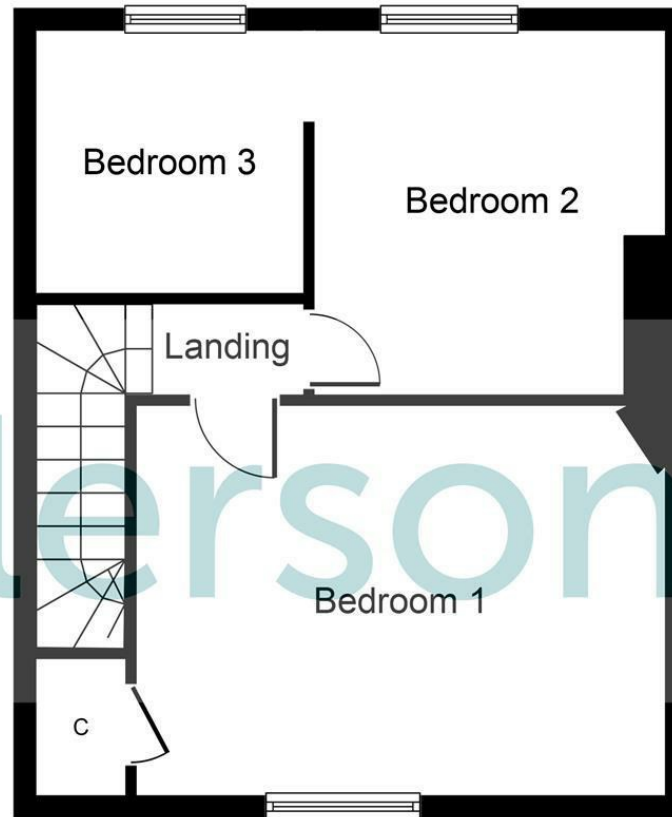
Agents Note

Please note that there is a right of way to the front and rear of the property as well as the rear of the garden for neighbouring properties to pass.





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.
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Directions To Property

From St Austell, head out towards Mevagissey through the Pentewan Valley. At the top of the hill before you drop down into Mevagissey turn right.

Continue along this road passing the Lost Gardens of Heligan on your left and follow the road for approximately 3 & 1/2 miles, through the hamlet of Gorran Highlanes and Gorran Village. As you head out of Gorran Village take the next right hand turning signposted Gorran Haven. Follow the road down and around the right hand bend, heading down into the village. Continue down until you get to the triangular piece of grass on you left and signposted Chute Lane, take this road and follow down until a turning on your left is signposted Cliff Road where the property will shortly be located on your left hand side.

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	