



MAY WHETTER & GROSE

**4 KEIRS COURT, RIVER STREET, MEVAGISSEY, PL26 6UE
GUIDE PRICE £220,000**



A WELL SITUATED CHAIN FREE TWO STOREY APARTMENT SET OVER THE FIRST AND SECOND FLOORS OF KEIRS COURT. THE PROPERTY HAS TWO DOUBLE BEDROOMS AND ALLOCATED PARKING TO THE FRONT. FURTHER BENEFITS INCLUDE AN OPEN PLAN SPACIOUS KITCHEN/LOUNGE/DINER, DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT AND OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF MEVAGISSEY HARBOUR AND ASSOCIATED AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED APARTMENT. EPC C



Location

Mevagissey is a picturesque working fishing village nestled between Pentewan and Gorrán Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Coastal walks can be enjoyed within the area and the village has several restaurants. The town of St Austell is approximately 6 miles distant and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and local supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan. Mevagissey has facilities such as small Mini Market, Veg shop, nearby Farm shop and various gift and souvenir shops.

Directions

From St Austell take the B3273 into the heart of Mevagissey. Go past the main Willow car park and follow the road around to the left into the one way system. (Chapel Square) Continue around to the right into Church Street then right into River Street where Keirs Court will be found a short way on the right hand side.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Located to the rear of the River Street short stay car park directly in front of the property, is a numbered allocated parking space. To the right hand side of the parking space, a bricked walkway leads to the front communal door.

Accessed via the communal entrance which serves just three other properties, stairs lead up the right hand side providing access to the door to number four directly at the top of the stairs. Hard wood main entry door with inset obscure glazing allows external access into entrance hall.

Entrance Hall

11'2" x 5'9" (3.42 x 1.77)

Carpeted stairs to first floor. Carpeted flooring. Single glazed window providing natural light from open plan kitchen/lounge/diner. Hardwood door with twin inset obscure glazing provides access through to open kitchen/lounge/diner. Wall mounted night storage heater. Wall mounted remote key entry. Twin doors open to provide access to the under stairs storage void. High level enclosed mains fuse box.

Open Plan Lounge/Kitchen/Diner

34'10" x 14'6" - maximum (10.62 x 4.44 - maximum)



A triple aspect room with Upvc double glazed window to front elevation. Upvc double glazed sealed unit to side elevation. Two aluminium framed windows to rear elevation. Door through to utility. Carpeted flooring in lounge area. Wood effect laminate flooring in kitchen and dining area. Matching wall and base kitchen units. Tiled work surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Four ring electric Beko hob with fitted extractor hood above and electric oven below. The kitchen benefits from integral fridge. Wall mounted electric night storage heater in dining area, further electric wall mounted heater in lounge area. Television aerial point. BT Openreach telephone point. To the right hand side and right side facing window are bespoke wooden shelves with lower pull out shelf to the side. A spacious and versatile room. Plinth heater in kitchen area.





Utility

5'9" x 3'8" (1.76 x 1.13)



Aluminium frame double glazed window to rear elevation. Bespoke shelving. Space, plumbing and electrics for washing machine.

First Floor Landing

16'0" x 5'9" - maximum (4.88 x 1.76 - maximum)
 Wood frame double glazed Velux window to rear elevation providing light to the stairwell. Doors to bedrooms one and two and family bathroom. Door provides access to the airing cupboard housing the Eco 7 central heating boiler with slatted shelves to the side. Emergency Exit door. Carpeted flooring. Loft access hatch.

Bedroom Two

14'5" x 8'3" -maximum (4.40 x 2.52 -maximum)



Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted electric heating. Doors to either side of the rear facing window opens to provide access to in-built eaves storage recess, carpeted flooring within. Television aerial point.

Bedroom One

16'9" x 8'3" - maximum (5.13 x 2.52 - maximum)



Upvc double glazed window to front elevation with door to either side providing access to in-built eaves storage recesses both with carpeted flooring set within, and the stop cock to right hand side. Wall mounted electric heater. Carpeted flooring. Telephone point. Two Television aerial points.

Family Bathroom

10'3" x 5'9" - maximum (3.14 x 1.77 - maximum)



Wood frame Velux window to front elevation. Matching three piece white bathroom suite comprising low level flush WC with soft close technology and dual flush, pedestal hand wash basin and enclosed bath with wall mounted electric Mira shower over. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Heated towel rail. Wall mounted electric heater. Fitted extractor fan.

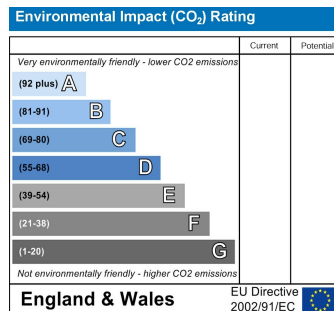
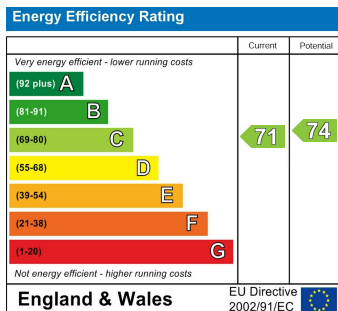
Council Tax Band - B

Tenure - Leasehold

We are advised that this is a leasehold property. A 999 year lease was created in 1991.

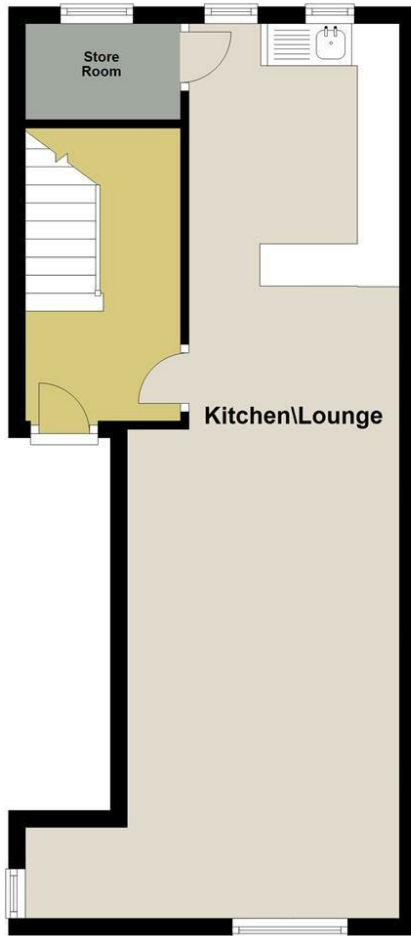
We are advised that there is a monthly service charge of £100 per month.

We are advised that unlike other properties in the building, number 4 has no restrictions on the lease.





Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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