



4 Millpool, Mousehole, Penzance,
Cornwall, TR19 6RF

 **Marshall's**
ESTATE AGENTS







4 MILLPOOL, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6RF

GUIDE PRICE £425,000 FREEHOLD

A mid terrace double fronted three bedroom granite cottage, situated in the centre of the popular village of Mousehole with parking and terraced gardens to the rear.

*** THREE BEDROOMS * FIRST FLOOR BATHROOM * 26FT LOUNGE/DINING ROOM ***

*** KITCHEN * TERRACED REAR GARDENS WITH SEA VIEWS ***

*** OFF STREET PARKING * NO ONWARD CHAIN * IN NEED OF REFURBISHMENT ***

*** CLOSE TO HARBOUR AND CENTRE OF VILLAGE * EPC = G * COUNCIL TAX BAND = C ***

A mid terrace double fronted three bedroom fisherman's cottage in need of some refurbishment, with parking for approximately two vehicles and large gardens to the rear. The property is situated close to the centre of the village within walking distance of the harbour. The accommodation comprises of three bedrooms and bathroom on the first floor, open plan 26ft lounge/diner and kitchen on the ground floor. A particular feature are the terrace gardens to the rear which enjoys views across the roof tops of the village towards Mount's Bay and St Clements Island. To the front of the property there is a walled area with wrought iron gates leading to parking for approximately two vehicles. The property is offered with no onward chain and viewing is highly recommended.

Half glazed stable door into:

LOUNGE/DINING ROOM 26' 0" x 12' 5" (7.92m x 3.78m) Two sash windows to front, stairs rising, wood burner with slate surround to one wall. Door to:

KITCHEN 10' 3" x 9' 5" (3.12m x 2.87m) Fitted with base units, single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, space for electric cooker, two doors and windows to the courtyards.

FIRST FLOOR LANDING: Sash window to rear, cupboard, access to loft, doors to:

BEDROOM ONE: 13' 0" x 9' 10" (3.96m x 3.00m) Sash window to front, painted wooden floorboards.

BEDROOM TWO: 9' 7" x 7' 3" (2.92m x 2.21m) Sash window to front, wooden floorboards.

BEDROOM THREE: 7' 4" x 7' 4" (2.24m x 2.24m) Sash window to front, wooden floorboards.

BATHROOM: Window to rear, pedestal wash hand basin, WC, bath with mixer shower over.

OUTSIDE: Wrought iron gates lead to the parking area to the front of the cottage for several vehicles. There is a small enclosed courtyard directly off the kitchen and further steps from secondary courtyard lead to the large terraced garden, enjoying views over the cottage towards St Clements Island and Mount's Bay.

SERVICES: Mains water, drainage and electricity.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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