

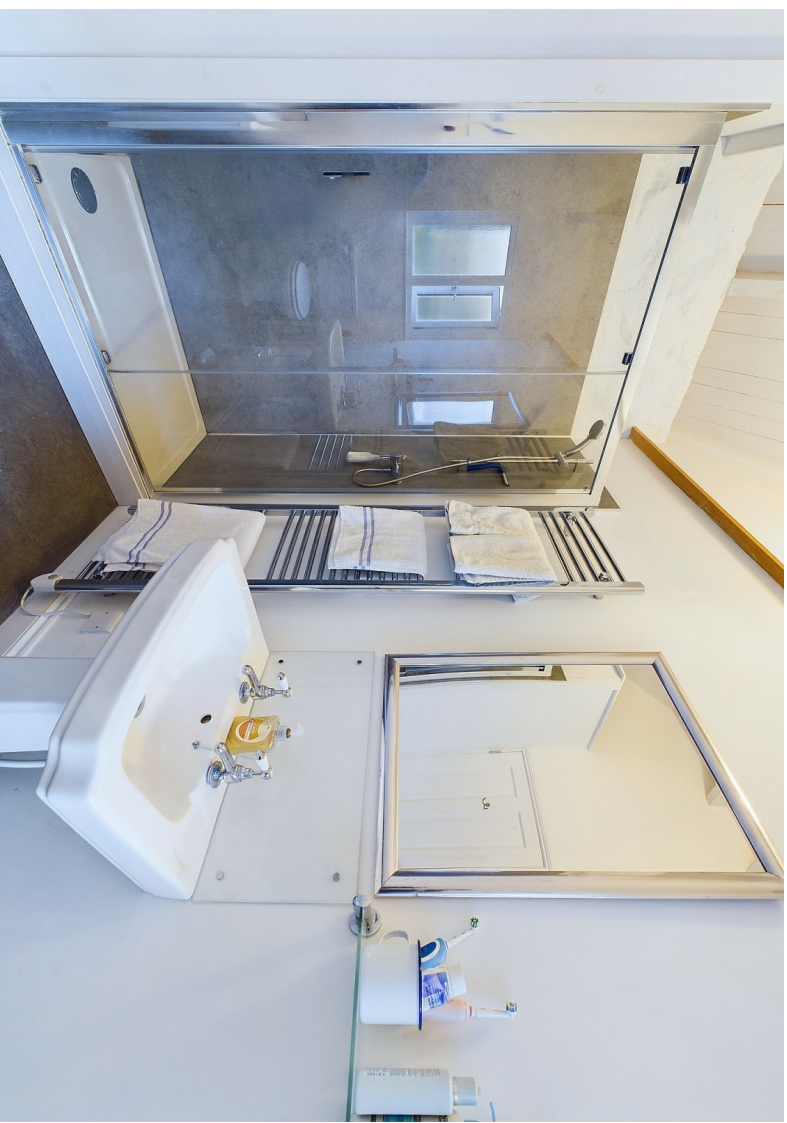


32 Duck Street, Mousehole,  
Penzance, Cornwall, TR19 6QW









**32 DUCK STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QW**

**GUIDE PRICE £475,000 FREEHOLD**

A beautifully presented mid terraced, three bedroom granite cottage situated closed to the harbour of Mousehole and the local amenities, offered for sale with no onward chain.

**\* CHARACTER COTTAGE \* CLOSE TO THE HARBOUR \* THREE DOUBLE BEDROOMS \***

**\* LOUNGE WITH WOOD BURNER \* KITCHEN/DINING ROOM \* REAR COURTYARD \***

**\* NO ONWARD CHAIN \* FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***

**\* SUCCESSFUL HOLIDAY LET \* EPC = TBA \* COUNCIL TAX BAND = RATED FOR BUSINESS USE \***

**\* APPROXIMATELY 107 SQUARE METRES \***

A beautifully presented terraced three bedroom granite cottage situated within the centre of the coastal village of Mousehole and within walking distance of all the amenities and the picturesque harbour. The deceptively spacious accommodation is arranged over three floors and comprises of 21ft living room with character features and a wood burner with stairs rising to the first floor. Door from this living room leads to a kitchen/dining room, which in turn leads to the enclosed rear courtyard. On the first floor there are two landings, one of which is being used as a study, two bedrooms and bathroom with separate shower cubicle. Stairs rising from the study lead to the third bedroom on the second floor, which has vaulted ceiling and enjoys views across the village towards St Clements Island and Mount's Bay. The property has been successfully holiday let by the present vendors and the furniture, fittings and equipment are available by separate negotiation. The property retains many character features, such as open beamed ceilings, stripped wood flooring, granite fireplace and an internal viewing is recommended to fully appreciate this delightful property.

Wooden front door with glazed skylight over into the:

**LIVING ROOM:** 21' 0" x 13' 9" (6.40m x 4.19m) Double glazed sash window to front with plantation shutters and further window to rear, two electrical wall heaters, stripped wood floor, staircase rising, open beamed ceiling, wood burner to one wall with slate hearth, exposed granite wall, two recesses. Door to:

**KITCHEN/DINING ROOM:** 18' 6" x 10' 1" (5.64m x 3.07m) Double glazed window to side, electric heater, open beamed ceiling, stripped wood floor, spotlights, fitted wood base cupboards with single drainer ceramic sink with swan neck mixer tap over, wooden worktops, electric oven, induction hob, plumbing for dishwasher, space for fridge/freezer with cupboards either side, half glazed stable door and double glazed window to rear courtyard.

**FIRST FLOOR:**

**MAIN LANDING:** Feature granite wall, stripped wood floor, inset spotlights, doors to:

**BEDROOM ONE:** 13' 9" x 9' 0" (4.19m x 2.74m) Double glazed sash window to front with plantation shutters, electric heater.

**BEDROOM TWO:** 11' 6" x 9' 11" (3.51m x 3.02m) Double glazed window to rear, wall mounted electric heater, recess to one wall.

Stairs from the main landing leads to:

**FURTHER LANDING/STUDY AREA:** Stripped wood floor, double glazed sash to rear, exposed granite elevation, stairs rising with cupboard under housing hot water tank, high level beamed ceiling, cupboard housing plumbing for washing machine, door to:

**BATHROOM:** Double glazed window to front, WC, pedestal wash hand basin, bath, mains shower cubicle, heated towel rail, vaulted ceiling.

Steps from the study lead to:

**BEDROOM THREE:** 17' 11" x 13' 4" (5.46m x 4.06m) Double glazed window to side with views across the village to St Clements Island and Mount's Bay, vaulted ceiling, storage into eaves, wall mounted electric heater.

**OUTSIDE:** To the rear of the property there is an enclosed courtyard with gate giving access across adjoining properties to Duck Street.

**SERVICES:** Mains water, drainage and electricity.

**AGENTS NOTE:** We understand from the OpenReach website that fibre broadband should be available to the property. We tested the mobile phone signal for O2 which was limited. The property is constructed of granite under a tiled slate roof. The property is situated in a conservation area.

**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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