



Marshall's  
ESTATE AGENTS



Dove  
Cottage  
aspects holidays

Dove Cottage, Commercial Road,  
Mousehole, Cornwall, TR19 6QG







**DOVE COTTAGE, COMMERCIAL ROAD, MOUSEHOLE, CORNWALL, TR19 6QG**

**ASKING PRICE £389,950 FREEHOLD**

A most charming three bedroom terraced cottage located in a prime position in this much sought after village within close proximity of most amenities.

**\* THREE BEDROOMS \* LIVING ROOM \* OPEN PLAN KITCHEN \***

**\* GOOD DECORATIVE ORDER THROUGHOUT \***

**\* FIRST FLOOR SHOWER ROOM \***

**\* AMTEC ELECTRIC CENTRAL HEATING SYSTEM \* IDEAL FAMILY OR HOLIDAY HOME \***

**\* MAJORITY OF FIXTURES AND FITTINGS INCLUDED \***

**\* SUCCESSFUL HOLIDAY LET \* CENTRAL POSITION \* CONSERVATION AREA \* EPC = E \***

**\* COUNCIL TAX BAND = B \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* APPROXIMATELY 64 SQUARE METRES \***

The property has well proportioned and easy to maintain accommodation which has been used as a successful holiday home by the present vendors being offered for sale in good order throughout with the majority of fixtures and fittings to be included in the price. A particularly attractive feature is the main bedroom in the roof space with exposed beams. Dove Cottage is a good example of a character cottage within the centre of the village which has been well cared for and really needs to be viewed internally to appreciate to the full.

**ENTRANCE DOOR TO:**

**LIVING ROOM:** 17' 0" x 15' 8" (5.18m x 4.78m) Engineered oak flooring, beamed ceiling, delabole slate fireplace, tv point, wall lights, radiator. Window shutters, built in pew seating. Open plan to:

**KITCHEN AREA:** Inset stainless steel single drainer sink unit with cupboards below, a range of fitted units, work surfaces, integrated fridge with ice box, dishwasher, microwave, built in oven, four ringed hob and extractor hood, plate rack, understairs storage cupboard housing washing machine/dryer combo. Stairs leading to:

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 10' 1" x 7' 9" maximum (3.07m x 2.36m) Built in cupboards, wall lights, radiator, window shutters.

**BEDROOM TWO:** 6' 9" x 6' 8" (2.06m x 2.03m) Juliette balcony, radiator, built in bunk beds.

**SHOWER ROOM:** Brand new suite, shower, wash hand basin with drawers, built in alcoves, low level w.c., chrome towel rail.

**STAIRS FROM FIRST FLOOR LANDING TO:**

**BEDROOM THREE:** 16' 1" x 12' 5" maximum (4.9m x 3.78m) Exposed A frames, built in hanging area, double glazed Velux window, walk in airing cupboard housing hot water cylinder and heating system, radiator.

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

**N.B:** The property has been used as a successful holiday let via Classic Cottages, bookings have been accepted up until September and the current vendors wish for these to be honoured.

**AGENTS NOTE:** The property is constructed of granite under a slate roof. We checked the phone signal with Vodafone which was limited. We understand from Openreach that Superfast fibre is available to the property.

**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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