



Gover, Mousehole Lane,
Mousehole, Cornwall, TR19 6TR









GOVER, MOUSEHOLE LANE, MOUSEHOLE, CORNWALL, TR19 6TR

GUIDE PRICE £595,000 FREEHOLD

A beautifully presented and well appointed recently constructed semi-detached three bedroom granite fronted house, with gardens and parking situated on the outskirts of Mousehole.

*** SEMI DETACHED HOUSE * RECENTLY CONSTRUCTED ***

*** THREE DOUBLE BEDROOMS (ONE ENSUITE) ***

*** FIRST FLOOR BATHROOM * OPEN PLAN LOUNGE / KITCHEN WITH LUXURY FITTED KITCHEN ***

*** WOOD BURNING STOVE IN THE LOUNGE * OFF STREET PARKING * REAR GARDEN ***

*** TRADITIONAL SLATE ROOF * TIMBER SASH WINDOWS TO FRONT ELEVATION ***

*** JULIETTE BALCONY TO MASTER BEDROOM * COMPLETION EXPECTED SPRING 2024 ***

*** EPC = B * COUNCIL TAX BAND = TO BE ASSESSED * APPROXIMATELY 106 SQUARE METRES ***

A semi-detached two storey granite fronted house recently constructed with gardens and parking situated on the outskirts of the popular village of Mousehole. The accommodation comprises of an open plan lounge/kitchen on the ground floor with fitted kitchen units by Nicholas Anthony kitchens, and appliances, cloakroom and patio doors leading onto the sun terrace enjoying sea glimpses. On the first floor there are three double bedrooms, one of which being ensuite, along with a family bathroom. The house is heated via an air source heating system with underfloor heating to the ground floor and radiators to the first floor. The floor coverings consist of oak flooring to the ground floor and carpets on the stairs and first floor. To the front of the property there is parking for several vehicles and to the rear there is a larger than average garden which is separated into two areas, one of which being the aforementioned patio sun terrace with a bridge leading over the stream to an enclosed garden. The property is located on the outskirts of the popular fishing village of Mousehole within walking distance of Paul with its church, public house, football and cricket clubs, also Mousehole harbour and the school.

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN AREA: 4.50m x 3.13m (14' 9" x 10' 3")

LIVING / DINING AREA: 6.00m x 3.38m (19' 8" x 11' 1")

FIRST FLOOR

LANDING

BEDROOM ONE: 3.77m x 3.38m (12' 4" x 11' 1")

ENSUITE

BEDROOM TWO: 3.77m x 2.80m (12' 4" x 9' 2")

BEDROOM THREE: 3.38m x 2.72m (11' 1" x 8' 11")

BATHROOM

SERVICES: Mains water, electricity and drainage.

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



www.marshallspz.co.uk