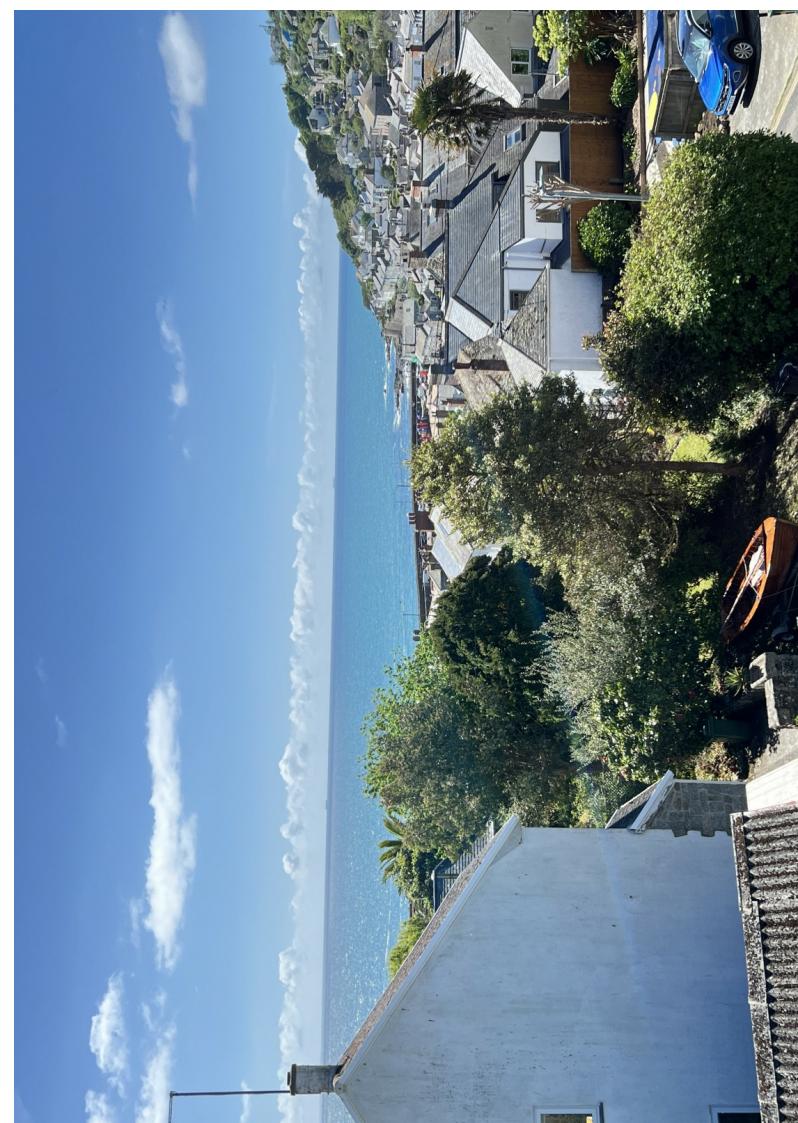
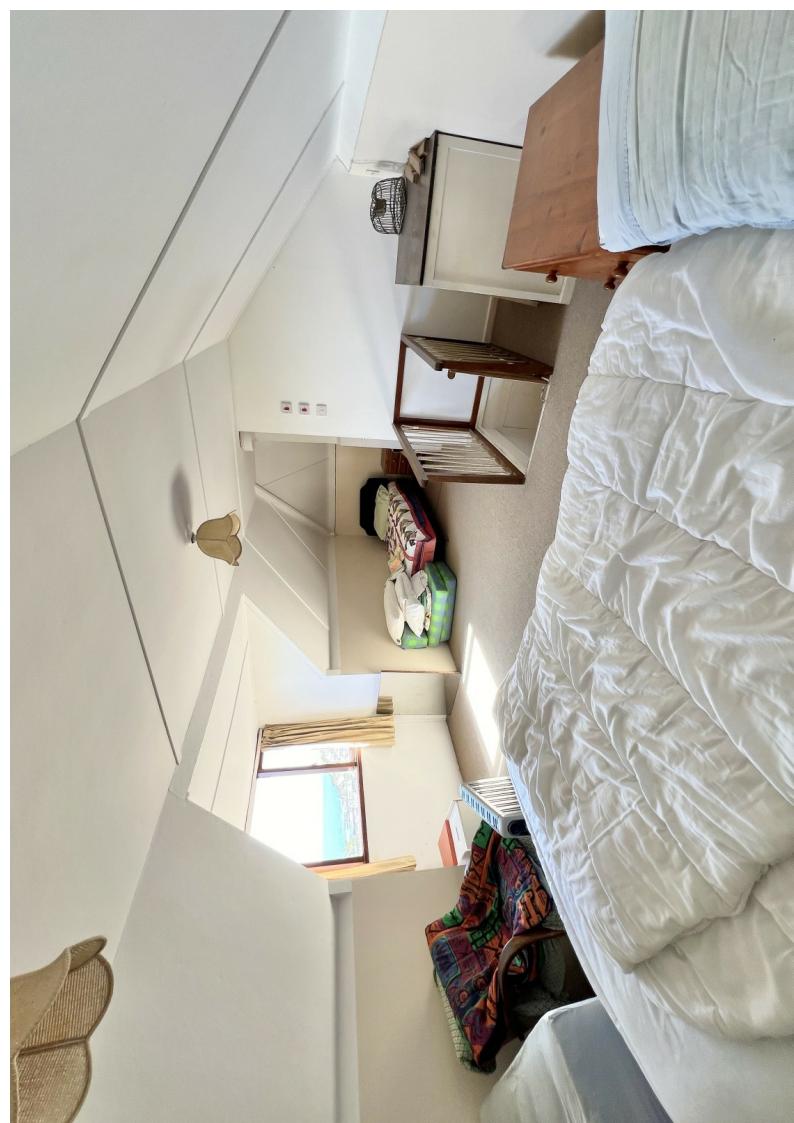


The Quies, Foxes Lane,  
Mousehole, Cornwall, TR19 6QQ









**THE QUIES, FOXES LANE, MOUSEHOLE, CORNWALL, TR19 6QQ**

**£399,950 FREEHOLD**

Lovely sea views over Mousehole Village and beyond from this spacious two bedroom detached bungalow with large loft area, ideal for further accommodation, subject to any necessary planning permission, situated in a convenient position with gardens, parking and garage.

**\* TWO BEDROOMS \* LIVING ROOM \* KITCHEN/DINING ROOM \* BATHROOM \* SEPARATE WC \***

**\* LOVELY SEA VIEWS OVER MOUSEHOLE VILLAGE AND BEYOND \***

**\* LAWNED GARDEN \* DRIVEWAY \* ATTACHED GARAGE \* UPDATING REQUIRED \***

**\* CENTRAL POSITION \* CLOSE TO MOST AMENITIES \* EXCELLENT OPPORTUNITY \***

**\* VIEWING RECOMMENDED \* EPC = F \* COUNCIL TAX BAND = D \***

**\* APPROXIMATELY 133 SQUARE METRES \***

The property has lovely sea views across Mousehole Village and beyond, being located in a central and convenient position for most amenities and only a short stroll to the harbour. The Quies is set in a slightly raised plot with lawned gardens, driveway and garage, offering spacious accommodation which, although in need of some updating, offers great potential and really needs to be viewed internally to appreciate to the full. There is a large loft with shower room. The loft is boarded with a dorma window, which takes full advantage of the views and could be used for a variety of uses, subject to any necessary planning permissions. Due to the potential of the property, we recommend an early appointment.

**ENTRANCE VESTIBULE:** Quarry tiled floor, glazed doors to:

**ENTRANCE HALL:** Herringbone style wood flooring, built in cupboard housing hot water cylinder and door to rear gardens.

**LIVING ROOM:** 19' 0" x 13' 5" (5.79m x 4.09m) Lovely sea views over Mousehole village and beyond, impressive granite fireplace, further window to side overlooking gardens, TV point, two individually thermostatically controlled radiators.

**KITCHEN/DINING ROOM:** 14' 0" narrowing to 11' 2" x 12' 2" (4.27m narrowing to 3.40m x 3.71m) Square bay window with sea views over Mousehole village, exposed floorboards, inset single drainer sink unit with cupboards below, wall and base units, worksurfaces, plumbing for washing machine, radiator.

**BEDROOM ONE:** 12' 7" x 11' 4" (3.84m x 3.45m) A range of built in wardrobes with cupboards over, lovely sea views over Mousehole village and beyond, individually thermostatically controlled radiator.

**BEDROOM TWO:** 12' 6" x 12' 1" (3.81m x 3.68m) Window to side, individually thermostatically controlled radiator.

**BATHROOM:** White suite comprising panelled bath with shower over, wash hand basin with cupboards below, built in cupboard, towel rail.

**SEPARATE WC:** Low level suite.

From entrance hall, steps up to:

**ATTIC:** 25' 7" x 12' 10" maximum (7.80m x 3.91m) Plus bay window with lovely sea views over Mousehole village and beyond, good head height throughout, ideal for a variety of uses, subject to any necessary planning permissions. Door to:

**SHOWER ROOM:** White suite comprising double size shower cubicle, pedestal wash hand basin, low level WC.

**OUTSIDE:** The property stands in a slightly elevated plot, which takes full advantage of the sea views over Mousehole village, laid to lawn with well stocked flower borders and mature shrubs. Shared driveway leading to:

**ATTACHED GARAGE:** 16' 2" x 8' 2" (4.93m x 2.49m) plus deep recess. Power and light, pedestrian door to garden.

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

**DIRECTIONS:** Proceed into the village of Mousehole from Penzance, just as you enter the village do not continue towards the harbour but turn right into Commercial Road, follow this road towards Mousehole school and The Quies will be found on your right hand side.

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of block under a tiled roof.

**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