



7 Dumbarton Terrace, Mousehole,
Penzance, TR19 6PW









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GUIDE PRICE £295,000 FREEHOLD

Some sea views over Mousehole village and beyond from this charming two bedroom character cottage, which is offered to the market for the first time since built and is now in need of modernisation.

*** TWO BEDROOMS * LIVING ROOM * KITCHEN/DINING ROOM * FIRST FLOOR BATHROOM ***

*** MODERNISATION REQUIRED * SEA VIEWS ACROSS MOUSEHOLE VILLAGE ***

*** LAWNED GARDEN TO THE FRONT * NO ALLOCATED PARKING ***

*** MANY PERIOD FEATURES * CENTRAL LOCATION * CLOSE TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = F * COUNCIL TAX BAND = B * APPROXIMATELY 55 SQUARE METRES ***

The property offers well proportioned accommodation which is now in need of modernisation but really needs to be viewed internally to appreciate the full potential. A particularly attractive feature is a lawned garden to the front of the property, which has some sea views across the village and there is pedestrian access to the rear.

ENTRANCE HALL

LIVING ROOM: 10' 8" x 10' 0" (3.25m x 3.05m) Sea glimpses, tiled fireplace, built in cupboard, TV point, understairs storage cupboard.

KITCHEN DINER: 10' 8" x 10' 5" (3.25m x 3.17m) Stainless steel single drainer sink unit with cupboards below, beamed ceiling, plumbing for washing machine, electric cooker point, tiled fireplace.

REAR HALL: Walk in pantry, door to rear.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Access to roof space.

BEDROOM ONE: 11' 6" x 10' 0" (3.51m x 3.05m) Lovely sea views over Mousehole village, built in wardrobe with cupboards above.

BEDROOM TWO: 10' 0" x 6' 5" (3.05m x 1.96m) Window to rear.

BATHROOM: White suite comprising panelled bath, high flush WC, wash hand basin.

OUTSIDE: To the front of the property is a south/south west facing lawned garden with sea views towards the village, hedging and flower borders.

SERVICES: Mains water, electricity and drainage.

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 granite, red brick and render e under a slate 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.
