



7 Vivian Place, Mousehole,
Penzance, Cornwall, TR19 6XD



7 VIVIAN PLACE, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6XD

GUIDE PRICE £365,000 FREEHOLD

A nicely presented two bedroom granite cottage, situated in the centre of the village of Mousehole within walking distance of the harbour and all the village's amenities.

*** TWO DOUBLE BEDROOMS * FIRST FLOOR SHOWER ROOM ***

*** LOUNGE WITH OPEN FIREPLACE * KITCHEN/DINING ROOM ***

*** SECONDARY DOUBLE GLAZING * SUCCESSFUL HOLIDAY LET ***

*** CLOSE TO HARBOUR ***

*** MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***

*** EPC = E * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 55 SQUARE METRES ***

A nicely presented two bedroom granite cottage, situated in the centre of the popular village of Mousehole, close to the harbour and other local amenities. The property is successfully holiday let through Airbnb and the accommodation comprises of two double bedrooms and a shower room on first floor, there is lounge with open fireplace and kitchen/dining room on the ground floor. The property is secondary double glazed, heated via night storage heaters and is situated on a no-through road within the popular village of Mousehole.

Wooden stable door into:

LOUNGE: 14' 5" x 12' 1" (4.39m x 3.68m) Secondary glazed sash window to front, with wood panelling and window seat under, two night storage heaters, oak floor, stairs rising, fireplace to one wall (at present not used), external door to outside, built in cupboard to one wall.

KITCHEN/DINING ROOM: 12' 4" x 8' 2" (3.76m x 2.49m) Secondary glazed window to front with wood panelling and window seat, wood flooring, inset spotlights, night storage heater, base and wall cupboards with worksurfaces and tiling over, electric cooker, hob and extractor fan, single drainer stainless steel sink unit, plumbing for washing machine and recess for fridge.

FIRST FLOOR LANDING: Access to loft, doors to:

BEDROOM ONE: 12' 10" x 8' 4" (3.91m x 2.54m) Secondary glazed sash window to front, night storage heater, two recesses to one wall, cupboard over stairs.

BEDROOM TWO: 11' 2" x 6' 8" (3.40m x 2.03m) Secondary glazed sash window to front, night storage heater, recess to one wall.

SHOWER ROOM: Window to rear, WC, pedestal wash hand basin, shower cubicle, extractor fan, fan heater.

OUTSIDE: To the front of the property is a small paved area.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via What Three Words app: doses.rush.finishes

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was inadequate. The property is constructed of granite under a slate tiled roof. Furniture and fittings are available by separate negotiation.

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.

