



Marshall's
ESTATE AGENTS



4 Dumbarton Terrace, Mousehole, Penzance,
TR19 6PW







4 DUMBARTON TERRACE, MOUSEHOLE, PENZANCE, TR19 6PW

GUIDE PRICE £350,000 FREEHOLD

*** LIVING ROOM * KITCHEN/DINING ROOM * TWO BEDROOMS ***

*** BATHROOM TO FIRST FLOOR ***

*** ROOF SPACE WITH DOUBLE GLAZED VELUX WINDOW ***

*** GOOD DECORATIVE ORDER * IDEAL FAMILY OR HOLIDAY HOME ***

*** CENTRAL POSITION * CLOSE TO MOST LOCAL AMENITIES ***

*** CONSERVATION AREA * EXCELLENT OPPORTUNITY * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 56 SQUARE METRES * VIEWING RECOMMENDED ***

A chance to acquire a most charming two bedroom terraced cottage located in a prime position on the approach to Mousehole with a long garden to the front and some sea views over the village. The property has well proportioned living accommodation which is easy to maintain and really needs to be viewed internally to appreciate to the full. This is one of the more sought after locations in the village being only a short walk to most amenities. A particularly attractive feature are the gardens which lay to the front of the property and are laid to lawn with garden shed and some sea views to Mount's Bay. Due to the popularity of properties such as this, we would highly recommend an early appointment to view.

ENTRANCE VESTIBULE: Door to:

LIVING ROOM: 12' 7" x 10' 4" (3.84m x 3.15m) Into small bay window overlooking garden, fireplace with cast iron log burner, built in glazed cupboard, beamed ceiling, wall lights, night storage radiator.

KITCHEN/DINING ROOM: 12' 10" x 9' 2" (3.91m x 2.79m) Stainless steel one and half bowl sink with cupboard below, fitted wall and base units, worksurfaces and power points, beamed ceiling, tiled flooring, under stairs storage cupboard, stable door to the rear.

FROM ENTRANCE HALL: Stairs rising to:

FIRST FLOOR LANDING: Exposed floorboards, access to:

ROOF SPACE: Double glazed Velux window with sea views over Mounts Bay.

BEDROOM ONE: 10' 7" x 10' 5" (3.23m x 3.18m) Plus deep recesses, sea views over Mounts Bay, cast iron fireplace with carved surround, wall lights, exposed floorboards, night storage radiator.

BEDROOM TWO: 10' 2" x 6' 10" (3.1m x 2.08m) Exposed floorboards, wall lights, night storage radiator.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, built in linen cupboard, towel rail.

OUTSIDE: To the front of the property there is a charming garden laid to lawn with a garden shed, pedestrian access to the village.

N.B: The property was granted permission to create a room in the loft space and although the work was not undertaken, the installation of a Velux window, sound proofing of the party wall and strengthening of roof trusses with steel reinforcements has been and was inspected and approved by building control reference number W1/09/R/0588

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We tested the phone signal for Vodafone which was intermittent. The property is constructed of granite under a slate roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be 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.
