



Hylenda, 11 Portland Place,
Mousehole, Cornwall, TR19 6RY









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GUIDE PRICE £290,000 FREEHOLD

- * TWO BEDROOMS * CHARACTER COTTAGE * OPEN PLAN LIVING SPACE *
- * VILLAGE LOCATION * GOOD DECORATIVE ORDER * CLOSE TO MOST AMENITIES *
- * NO ONWARD CHAIN * IDEAL FIRST TIME BUY OR INVESTMENT *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 51 SQUARE METRES *

A most charming two bedroom character cottage located in the centre of this popular village offering bright, well proportioned living accommodation and just a short stroll from the Harbour and most local amenities. The property has been well cared for by the present vendors and is, therefore, offered for sale in good decorative order. The property would make an ideal first time buy or an investment property being so centrally located. Hylenda is located in such a convenient position and we recommend an early appointment.

Half glazed stable door to:

OPEN PLAN LIVING ROOM/KITCHEN/DINER 15' 7" x 11' 11" (4.75m x 3.63m) Open fireplace with multi fuel burner, sliding sash window to front, beamed ceiling, understairs feature shelving.

OPEN PLAN KITCHEN AREA: Belfast sink with cupboards below, further base units, solid wood worksurfaces, beamed ceiling, door to:

LOBBY: Night storage radiator.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled flooring, storage cupboard housing hot water cylinder, plumbing for washing machine, Dimplex electric heater, slate floor, shaver socket, half glazed door to outside.

Stairs from living room to:

FIRST FLOOR LANDING: Night storage heater.

BEDROOM ONE: 11' 8" x 9' 11" (3.56m x 3.02m) Gabarron electric wall heater, built in wardrobe.

BEDROOM TWO: 11' 11" x 8' 1" (3.63m x 2.46m) Gabarron electric wall heater, access to roof space.

OUTSIDE: Access to rear alleyway shared with two other properties, for bins and recycling, space for table and chairs.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///decisive.smuggled.chimp

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was poor. The property is constructed of granite 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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