



15 Mayon Farm, Sennen,
Penzance, Cornwall, TR19 7AD









15 MAYON FARM, SENNEN, PENZANCE, CORNWALL, TR19 7AD

GUIDE PRICE £185,000 LEASEHOLD

- * LOUNGE WITH WOOD BURNER * MEZZANINE LEVEL * DOUBLE BEDROOM ***
- * KITCHEN * SHOWER ROOM * ALLOCATED PARKING * GARDEN ***
- * SUCCESSFUL HOLIDAY LET * POPULAR VILLAGE LOCATION ***
- * EPC = E * COUNCIL TAX BAND = A * APPROXIMATELY 54 SQUARE METRES ***

Situated on the outskirts of the popular village of Sennen and its sandy beaches, is this beautifully presented first floor one bedroom apartment with a further mezzanine level, presently being used as sleeping area. The property is situated in a development of converted barns and is at presently being successfully holiday let by the present vendors. The internal accommodation comprises of open plan lounge with wood burner, vaulted ceiling, steps leading to the mezzanine level, twin bedroom, kitchen and shower room. There is an enclosed lawned garden and allocated parking space for the property. Viewing is highly recommended and the property is offered for sale with no onward chain.

External staircase leads to double glazed door into the:

LOUNGE: 12' 9" x 10' 11" (3.89m x 3.33m) Double glazed window with deep sill and seat, skylight, electric heater, freestanding wood burner, open vaulted ceiling with exposed beams, steps lead to:

MEZZANINE/SLEEPING AREA: 16' 3" x 12' 6" (4.95m x 3.81m) Limited head height, vaulted ceiling, skylight, eave storage space.

HALLWAY: Doors to:

BEDROOM: 9' 10" x 8' 6" (3.00m x 2.59m) Double glazed window to front with deep sill, exposed beam.

KITCHEN: 7' 10" x 7' 0" (2.39m x 2.13m) Electric heater, base and wall units with worksurfaces and tiling over, circular bowl stainless steel sink unit, electric oven, hob, space for fridge and freezer, door to:

SHOWER ROOM: WC, heated towel rail, pedestal wash hand basin, fully tiled shower cubicle with mains fed shower, extractor fan and inset spotlights.

OUTSIDE: There is a garden laid to lawn, fully enclosed by established hedges and shrubs with wooden shed, parking for one vehicle.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///insiders.craftsmen.packing](https://www.what3words.com/insiders.craftsmen.packing)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate roof.

CHARGES: £25 pa

LEASE: 999 years from 1984.

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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