



York Cottage, Fore Street,  
Marazion, Cornwall, TR17 0AL



Marshall's

ESTATE AGENTS















**YORK COTTAGE, FORE STREET, MARAZION, CORNWALL, TR17 0AL**

**GUIDE PRICE £299,950 FREEHOLD**

**\* THREE BEDROOMS \* FIRST FLOOR BATHROOM \* LIVING ROOM \***

**\* KITCHEN / BREAKFAST ROOM \* FRONT AND REAR COURTYARD \***

**\* POPULAR LOCATION \* NO ONWARD CHAIN \* EPC = G \***

**\* COUNCIL TAX BAND = B \* APPROXIMATELY 66 SQUARE METRES \***

An end of terrace character cottage situated in the popular coastal town of Marazion within easy access to all its amenities and the beaches around Mount's Bay. The accommodation comprises of a kitchen/breakfast room and lounge on the ground floor. On the first floor there are two bedrooms and a bathroom and stairs giving access to the master bedroom. There is a courtyard to the front and rear and the property is offered for sale with no onward chain.

**WOODEN FRONT DOOR OPENING TO:**

**KITCHEN / BREAKFAST ROOM:** Windows to the front and side, stairs rising, tiled flooring, range of base and wall mounted units with work surface and tiling over, stainless steel sink unit, electric hob, cooker with extractor hood over, plumbing for washing machine, integrated fridge. Opening to:

**LIVING ROOM:** 15' 3" x 8' 5" (4.65m x 2.57m) Window to the side, stable door to the rear, wooden flooring, fireplace to one wall (not used).

**FIRST FLOOR LANDING:** Stairs rising.

**BEDROOM TWO:** 10' 6" x 8' 8" (3.20m x 2.64m) Windows to the rear and side, wood flooring.

**BEDROOM THREE:** 9' 3" x 5' 4" minimum (2.82m x 1.63m) Window to the front with seat under, overstairs storage cupboard.

**BATHROOM:** Window to the side, pedestal wash hand basin, w.c., bath with shower over, part tiled walls and tiled floor.

**BEDROOM ONE:** 18' 2" x 9' 3" (5.54m x 2.82m) Vaulted ceiling, two windows to the side, wood flooring, storage into eaves space, cupboard housing hot water tank.

**OUTSIDE:** To the front there is a courtyard garden with gravelled pedestrian access to the side of the property leading to a further courtyard to the rear.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:** Via What3Words ///puzzled.outdoors.marmalade

**AGENTS NOTE:** We checked the phone signal with Vodafone which was good. The property is constructed of granite under a slate roof. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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