



Marshall's
ESTATE AGENTS



Jousters Cottage, Regent Terrace,
Mousehole, Cornwall, TR19 6TH







JOUSTERS COTTAGE, REGENT TERRACE, MOUSEHOLE, CORNWALL, TR19 6TH

GUIDE PRICE £230,000 FREEHOLD

*** DOUBLE BEDROOM * GRADE II LISTED * CONSERVATION AREA ***

*** LIVING ROOM * KITCHEN/DINER * BATHROOM ***

*** MANY PERIOD FEATURES * GOOD DECORATIVE ORDER * SUCCESSFUL HOLIDAY LET ***

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

*** GOOD POSITION * LOVELY SEA VIEWS FROM THE TOP FLOOR ***

*** CLOSE PROXIMITY TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = TBC * APPROXIMATELY 36 SQUARE METRES ***

Lovely sea views over Mount's Bay to St Clements Island and beyond from the top floor of this charming one bedroom terraced cottage, which is arranged over three floors, having much charm and character throughout. The property has been well cared for by the present vendors with many period features and used as a successful holiday let, the majority of fixtures and fittings can be made available by separate negotiation. Jousters Cottage is located in a convenient position within the village, only a short walk to the centre, with its array of shops and restaurants and the sandy beach. Due to the popularity of properties such as this, we recommend an early appointment.

Entrance door to:

KITCHEN/DINER: 10' 2" x 7' 0" (3.10m x 2.13m) Inset ceramic sink with cupboards below, solid wood worksurfaces, built in oven, four ring hob with extractor hood, integrated fridge, beamed ceiling, wall cupboards, window seat, understairs storage cupboard, tiled flooring, night storage heater, stairs to:

HALF LANDING:

BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachment, folding screen, low level WC, vanity unit with wash hand basin and drawers below, tiled flooring.

Steps from half landing to:

LIVING ROOM: 10' 1" x 10' 0" (3.07m x 3.05m) Window seat with some sea views to Mount's Bay, built in pine cupboard with glazed cupboard over, log burner, beamed ceiling, shelved recess, exposed floorboards, night storage heater, pine door with stairs leading to:

BEDROOM: 12' 8" x 9' 4" (3.86m x 2.84m) Window seat with lovely sea views over Mounts Bay, St Clements Island and beyond, exposed floorboards, panelling to one wall, access to roof space.

OUTSIDE: To the side is a covered passage area.

DIRECTIONS: Via "What3Words" app: ///litters.digestion.squeaks

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of granite under a tiled 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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