



Nigel House, The Parade,
Mousehole, Cornwall, TR19 6PS







NIGEL HOUSE, THE PARADE, MOUSEHOLE, CORNWALL, TR19 6PS

GUIDE PRICE £500,000 FREEHOLD

*** THREE BEDROOMS (ENSUITE TO MAIN BEDROOM) * SEA VIEWS OVER MOUNTS BAY ***

*** LIVING ROOM * KITCHEN / DINING ROOM * DOUBLE GLAZING * CONSERVATION AREA ***

*** ELECTRIC HEATING * PARKING SPACE ***

*** MAJORITY OF FIXTURES AND FITTINGS INCLUDED * CONVENIENT POSITION ***

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

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE * EPC = F ***

*** APPROXIMATELY 74 SQUARE METRES ***

Sea views over Mounts Bay and beyond from this extremely well presented three bedroom character home located on the approach to Mousehole and offered for sale in good decorative order throughout. The property has spacious and well proportioned living accommodation which the present vendors have maintained to a high standard and is therefore offered for sale in good decorative order throughout. A particularly attractive feature are the sea views from the front room and to the side of the property there is parking for one vehicle along with a terrace to the front which again takes advantage of the views. Nigel House has been a successful holiday let and the majority of fixtures and fittings are included in the sale.

ENTRANCE DOOR TO:

LIVING ROOM: 15' 8" x 11' 10" (4.78m x 3.61m) Double glazed window to the front with sea views over Mount's Bay, exposed granite chimney breast with inset wood burner, laminate flooring, tv point, individually thermostatically controlled radiator, understairs storage cupboard,

KITCHEN / DINING ROOM: 13' 10" x 11' 1" (4.22m x 3.38m) Stainless steel single drainer sink unit cupboards below, range of fitted wall and base units with work surfaces and power points, built in oven, four ring hob with extractor hood over, freestanding fridge/freezer, washing machine and tumble dryer, double glazed window, individually thermostatically controlled radiator.

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

BEDROOM ONE: 12' 0" x 11' 7" (3.66m x 3.53m) UPVC double glazed window. Door to:

ENSUITE SHOWER ROOM: White suite comprising shower cubicle with folding glazed door, low level w.c. with concealed cistern, tiled flooring.

BEDROOM TWO: 12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window with sea views over Mount's Bay, individually thermostatically controlled radiator.

BEDROOM THREE: 6' 8" x 6' 1" plus door recess (2.03m x 1.85m) Double glazed window with sea views over Mount's Bay.

BATHROOM: White suite comprising panelled bath with shower over and glazed screen, vanity unit with wash hand basin and cupboards below, low level w.c., double glazed window, tiled flooring, built in airing cupboard, chrome towel rail, radiator.

OUTSIDE: To the front of the property there is a small terrace with sea views over Mount's Bay and to the side of the property there is off road parking.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: Approaching Mousehole from the Penzance side, the property can be found on your right hand side just before you reach the Coastguard Hotel.

AGENTS NOTE: We understand from Openreach that Ultrafast Full Fibre (FTTP) should be available to the property. We checked the phone signal with O2 which was intermittent. The property is constructed of granite under a slate tiled roof.

NB: The bathroom is flying freehold.

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



www.marshallspz.co.uk