



< COBBLES LOFT

Cobbles Loft, 5 Commercial Road,
Mousehole, Cornwall, TR19 6QG







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GUIDE PRICE £295,000 LEASEHOLD

*** TWO BEDROOMS * OPEN PLAN LIVING ROOM WITH KITCHEN AREA ***

*** DOUBLE GLAZING * ELECTRIC CENTRAL HEATING ***

*** GOOD DECORATIVE ORDER THROUGHOUT * HALF SHARE OF THE FREEHOLD ***

*** SUCCESSFUL HOLIDAY LET * CENTRAL POSITION * NO ALLOCATED PARKING ***

*** CLOSE TO MOST AMENITIES * IDEAL SECOND HOME OR YOUNG FAMILY HOME ***

*** IDEAL INVESTMENT * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

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

Excellent opportunity to acquire an extremely well presented two bedroom first floor apartment which is situated in the centre of the village, close to the harbour and therefore within easy access to most village amenities. The property offers well proportioned living accommodation, which the present vendors have maintained to a high standard and therefore really need to be viewed internally to appreciate to the full. Cobbles loft has been let successfully over recent years and therefore the majority of fixtures and fittings can be made available by separate negotiation. The property is held on a long lease but has 50% share of the freehold. Due to the central location of the property we recommend an early appointment.

Double glazed door to:

ENTRANCE HALL: Stairs to:

FIRST FLOOR:

OPEN PLAN LIVING ROOM/KITCHEN: 20' 0" x 11' 0" (6.10m x 3.35m)

LIVING AREA: Bright spacious room with double glazed window, radiator.

KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, built in oven and four ring electric hob over, space for fridge, worksurfaces, power points, integrated washing machine, cupboard housing electric central heating boiler. Step up to:

INNER HALLWAY:

BEDROOM ONE: 11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window with sea glimpses, radiator, access to roof space.

BEDROOM TWO: 12' 0" x 7' 0" maximum (3.66m x 2.13m) Double glazed window, cupboard housing electricity meters, radiator.

BATHROOM: White suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, tiled flooring, radiator.

OUTSIDE: The property is approached to the rear of the building with a shared courtyard area.

SERVICES: Mains water, electricity and drainage.

LEASE: 999 years starting on 24 June 2012. Half share of the freehold

REGULATIONS: Not at any time to be used or occupied or permit the flat to be used or occupied otherwise than as a residential flat in a single family occupation only.

AGENTS NOTE: No pets allowed. We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was intermittent. The property is constructed of block under a tiled room.

DIRECTIONS: On reaching Mousehole, past the Coastguard Hotel on your left hand side, proceed down Parade Hill and turn right just before the harbour turning into Commercial Road, and the property can be found on your left hand side, accessed via the passageway to the rear of Commercial Road. Property formerly known as Sunrise.

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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