

1 Shop Hill, Marazion, Cornwall,
TR17 0BG



Marshall's
ESTATE AGENTS









1 SHOP HILL, MARAZION, CORNWALL, TR17 0BG

GUIDE PRICE £299,950 FREEHOLD

*** THREE BEDROOMS * 19FT LOUNGE/DINING ROOM ***

*** FITTED KITCHEN * FIRST FLOOR BATHROOM WITH SEPARATE SHOWER ***

*** GOOD DECORATIVE ORDER THROUGHOUT ***

*** LPG GAS CENTRAL HEATING DOUBLE GLAZING * CONSERVATION AREA ***

*** IDEAL FAMILY HOME * SEA VIEWS TO ST MICHAEL'S MOUNT FROM FRONT BEDROOMS ***

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

*** ENCLOSED SUNNY REAR COURTYARD * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 75 SQUARE METRES ***

An extremely well presented three bedroom semi detached character cottage, located in a convenient position within the popular town of Marazion and therefore within close proximity of most amenities to include primary school, GP surgery and community centre. The property has been modernised to a high standard with little or no expense spared in creating a contemporary and comfortable home which really needs to be viewed internally to appreciate to the full.

From the first floor front bedrooms there are some sea views over Mount's Bay to St Michael's Mount. To the rear of the property is a fully enclosed and sunny courtyard being paved, for ease of maintenance with rear access. Shop Hill is a fine example of a family home and we recommend an early appointment.

UPVC double glazed door into:

ENTRANCE HALL: Slate flooring, glazed door to:

LOUNGE/DINING ROOM: 19' 2" x 14' 0" (5.84m x 4.27m) Double glazed windows to front and rear with views to St Michael's Mount, feature inglenook fireplace (not used), further exposed chimney breast with wooden mantle and recess to either side, engineered oak flooring, beamed ceiling, two feature radiators.

KITCHEN: 14' 0" x 12' 9" narrowing to 6' 9" (4.27m x 3.89m narrowing to 2.06m) Modern fitted kitchen with inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, ample worksurfaces and power points, free range five ring cooker with black glass and extractor fan over, space for fridge/freezer, cupboard with wall mounted propane gas combination boiler, cupboard with washing machine, integrated dishwasher, sunken spotlights, two double glazed doors and windows to rear, underfloor heating.

Stairs from lounge/dining room to:

FIRST FLOOR LANDING: Range of built in cupboards, access to roof space.

BEDROOM ONE: 14' 4" x 9' 0" (4.37m x 2.74m) Juliet balcony with double glazed french doors, sea glimpse, further double glazed windows, feature radiator.

BEDROOM TWO: 11' 4" x 8' 3" (3.45m x 2.51m) Double glazed window to front with sea views to St Michael's Mount, recess to one wall, feature radiator.

BEDROOM THREE: 8' 0" x 5' 6" (2.44m x 1.68m) Double glazed window to front with sea views towards St Michael's Mount, feature radiator.

BATHROOM: Good size modern bathroom with white suite comprising free standing double ended roll top bath, chrome fittings, low level WC with concealed cistern, oval basin with surround and storage below, walk in shower area with glazed screen and chrome fittings, heated towel rail, underfloor heating.

OUTSIDE: To the rear of the property is a charming enclosed garden, being paved for ease of maintenance with pedestrian access.

NB: Due to a covenant within the deeds, the property can be only used and occupied solely and strictly as a private residence.

SERVICES: Mains water, electricity, drainage and bottled gas central heating.

AGENTS NOTE: Although there is no parking with the property, there are areas close by but there is a waiting list that one can apply to be added to. We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of granite under a slate roof.

DIRECTIONS: Via "What3Words" app: ///twist.removable.chopper

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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