

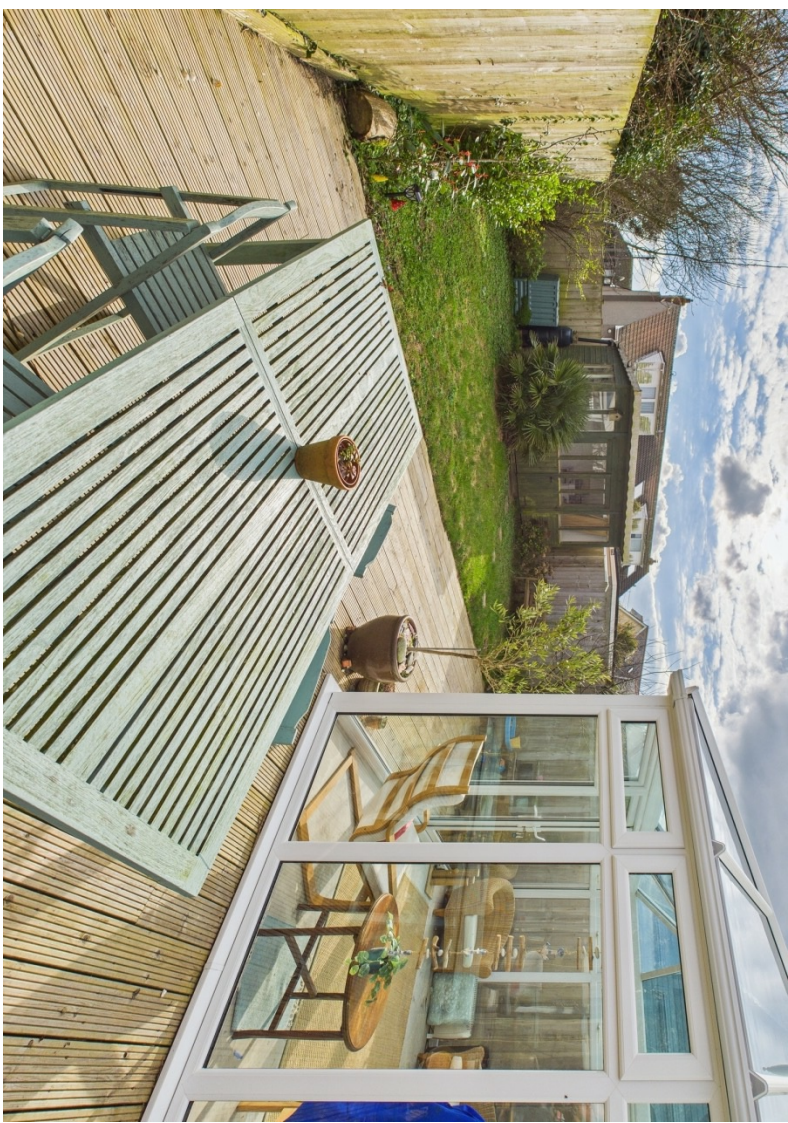


4 Manaton Mews, Jubilee Close,
Marazion, Cornwall, TR17 0DZ









4 MANATON MEWS, JUBILEE CLOSE, MARAZION, CORNWALL, TR17 0DZ

GUIDE PRICE £385,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM ***

*** WELL FITTED KITCHEN * DOWNSTAIRS CLOAKROOM ***

*** UNDERFLOOR CENTRAL HEATING * UPVC DOUBLE GLAZING ***

*** CONSERVATORY * GOOD DECORATIVE ORDER THROUGHOUT ***

*** ENCLOSED SOUTH FACING LAWNED GARDENS WITH GARDEN SHED WITH POWER, LIGHT &
INTERNET CONNECTION ***

*** PARKING TO FRONT AND SIDE FOR 3/4 CARS * GOOD DECORATIVE ORDER ***

*** IDEAL FAMILY HOME * SOUGHT AFTER LOCATION * EXCELLENT OPPORTUNITY ***

*** PLANNING FOR EXTENSION APPROVED ***

*** COUNCIL TAX BAND = C * EPC = B * APPROXIMATELY 84 SQUARE METRES ***

An extremely well presented 3 bedroomed semi detached modern style family home located on the outskirts of the popular town of Marazion within close proximity of most amenities. The property has spacious well proportioned living accommodation and really needs to be viewed internally to appreciate to the full. The quality of the fixtures and fitting throughout are to a high standard and there is an enclosed South facing rear garden being lawned with decked area and large detached garden shed. Ideal for home office with power, light and internet connection. To the front and side of the property is a brick paved driveway and parking area. Manaton Mews is located on the outskirts of the town of Marazion with close proximity of most amenities and of Mounts Bay. Due to the popularity of properties such as this we would recommend an early appointment.

Door to:

OPEN PLAN ENTRANCE HALL:

CLOAKROOM: White suite comprising low level wc, wash hand basin with cupboard below, uPVC double glazed window, underfloor heating.

LIVING ROOM: 28' 5" x 15' 5" (8.66m x 4.70m) Range of handmade built in cupboards and shelving with recess ideal for TV, engineered oak flooring with underfloor heating, under stairs storage cupboard, uPVC double glazed window, sunken spotlights, open plan to the kitchen area.

KITCHEN: Single drainer sink unit with cupboards below. Range of fitted wall and base units. Ample work surfaces and power points. Built-in oven, four ringed hob and extractor hood. Integrated dishwasher and microwave. Plumbing for washing machine. Space for fridge/freezer. Engineered oak flooring with underfloor heating. Sunken spotlights.

CONSERVATORY: 14' 2" x 8' 1" (4.32m x 2.46m) UPVC double glazed overlooking rear garden, wall light, double doors to garden.

Stairs from living room to:

FIRST FLOOR LANDING: Glass and oak bannister, access to roof space.

BEDROOM ONE: 16' 2" x 9' 0" narrowing to 8' 1" (4.93m x 2.74m narrowing to 2.46m) UPVC double glazed window, panelling to one wall, underfloor heating, TV point.

BEDROOM TWO: 11' 0" narrowing to 9' 3" x 9' 1" (3.35m narrowing to 2.82m x 2.77m) Double built-in wardrobe with sliding mirrored doors, underfloor heating.

BEDROOM THREE: 10' 3" x 7' 1" (3.12m x 2.16m) UPVC double glazed window, TV point, underfloor heating.

BATHROOM: White suite comprising P shaped bath with glazed screen and shower over, wash hand basin with cupboard below, low level wc with concealed cistern, built-in airing cupboard housing hot water system, tiled flooring with underfloor heating., chrome towel rail.

OUTSIDE: Enclosed South facing rear garden mainly laid to lawn with further decked area.

DETACHED GARDEN SHED: 12' 0" x 6' 0" (3.66m x 1.83m) Power, light and internet connection.

SIDE ACCESS TO:

Side access to brick paved parking area leading to further brick paved area to front with further parking, air source heat pump.

SERVICES: Mains electricity, water and drainage.

DIRECTIONAL NOTE: From Penzance proceed into the town of Marazion. Proceed through the town and out the other side leaving the Public house on the right hand side, taking the second turning left into Trevenna Lane. Continue along this road past the small local stores. As you approach the sharp left hand bend, turn right into Churchway. Continue to the end and take a sharp left. Manaton Mews will be found on your left hand side.

AGENTS NOTE: 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 good. The property is constructed of block 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

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Lettings
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