

A photograph of a two-story stone building with a grey door and white-framed windows. The building is made of rough-hewn stone and has a grey tiled roof. The windows have white shutters. The building is situated on a street with a paved sidewalk and a road.

7 Chapel Street, Mousehole,  
Penzance, Cornwall, TR19 6SD













**7 CHAPEL STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6SD**

**GUIDE PRICE £365,000 FREEHOLD**

- \* TWO BEDROOMS \* LIVING ROOM \* OPEN PLAN NEWLYN FITTED KITCHEN \***
- \* BATHROOM \* ELECTRIC HEATING \* PERIOD FEATURES \* CONSERVATION AREA \***
- \* JULIET BALCONY \* GOOD DECORATIVE ORDER \* CENTRAL POSITION \***
- \* CLOSE TO MOST AMENITIES \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* EPC = E \* COUNCIL TAX BAND = A \* APPROXIMATELY 52 SQUARE METRES \***

A chance to acquire a charming two bedroom terrace character cottage located in the centre of this popular village, which has undergone recent modernisation to create a comfortable home which really needs to be viewed to appreciate to the full. The property has had little or no expense spared in creating a contemporary character property over two floors and would make an ideal investment, holiday home or young family home. Chapel Street is located in the centre of Mousehole and is therefore within close walking distance to most amenities and the small sandy beach within the harbour. Mousehole is one of the most popular areas within the southwest Cornwall region and we would recommend an early appointment.

Entrance door to:

**LIVING ROOM:** 20' 0" x 11' 3" maximum (6.10m x 3.43m maximum) Impressive free standing log burner, juliet balcony, exposed floorboards, TV point, electric Duplex storage heater, open plan to:

**KITCHEN AREA:** Stainless steel single drainer single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, exposed floorboards, secondary glazed windows.

**BEDROOM ONE:** 11' 1" x 11' 4" (3.38m x 3.45m) Double aspect room, secondary glazing, electric radiator.

Stairs down from living room to:

**HALLWAY:** Built in cupboards, stable door to rear.

**BEDROOM TWO:** 7' 10" x 6' 3" (2.39m x 1.91m) Two windows to the rear, electric radiator.

**BATHROOM:** White suite comprising panelled bath with chrome mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low level WC, tiled floor, sunken spotlights, built in cupboard housing hot water cylinder and plumbing for washing machine.

**OUTSIDE:** To the rear of the property is access across a shared courtyard.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What3Words" app: [///suffer.served.rebounder](https://www.what3words.com/suffer.served.rebounder)

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) 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.

**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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