



8 Marcwheal Mews, Mousehole,
Penzance, Cornwall, TR19 6QP



Marshall's

ESTATE AGENTS







8 MARCWHEAL MEWS, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QP

£425,000 FREEHOLD

- * THREE BEDROOMS * LOUNGE/DINING ROOM * CONSERVATORY * KITCHEN ***
- * ELECTRIC HEATING * UPVC DOUBLE GLAZING * FIRST FLOOR BATHROOM ***
- * ENCLOSED PRIVATE LANDSCAPED COURTYARD GARDENS ***
- * FIRST FLOOR TERRACE WITH DIRECT SEA VIEWS OVER MOUNT'S BAY ***
- * GOOD DECORATIVE ORDER * IDEAL FAMILY, RETIREMENT OR HOLIDAY HOME ***
- * GARAGE IN NEARBY BLOCK * QUIET TRAFFIC FREE LOCATION ***
- * CLOSE PROXIMITY TO MOST AMENITIES ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = E * COUNCIL TAX BAND = D * APPROXIMATELY 87 SQUARE METRES ***

Lovely sea views over Mount's Bay, Mousehole village and beyond from this well presented three bedroom detached, modern style family home, located in the centre of the popular village of Mousehole, within close proximity of most amenities. The property has spacious well proportioned living accommodation which makes an ideal family or retirement home, being so conveniently placed. The garden offers a private sunny tropical retreat being enclosed with a variety of mature shrubs, with a raised sun terrace and patio area. 8 Marcwheal Mews is offered for sale fully refurbished with some new replacement double glazed windows, with individually thermostatically controlled electric heaters and double glazing. There is a garage in a nearby block and only a short walk into to the village. Due to the popularity of properties such as this, we recommend an early appointment.

ENTRANCE HALL: Exposed floorboards, understairs cupboards with plumbing for washing machine.

LOUNGE/DINER: 23' 7" x 12' 2" (7.19m x 3.71m) UPVC double glazed window with views over enclosed gardens, cast iron log burner set on a raised hearth, exposed floorboards to living room area and tiled flooring to dining room area, sunken spotlights, horizontal pine cladding to two walls, TV point, phone point, individually thermostatically controlled electric radiator. Opening to:

CONSERVATORY: 12' 2" x 12' 1" (3.71m x 3.68m) UPVC double glazed windows overlooking courtyard gardens, tiled flooring with underfloor heating, built in cupboard, UPVC double glazed doors to courtyard garden.

KITCHEN: 7' 6" x 7' 3" (2.29m x 2.21m) Inset one and a half bowl sink unit with cupboards below, range of fitted base units, worksurfaces, power points, electric cooker point, tiled flooring, sunken spotlight, opening hatch into conservatory.

BEDROOM THREE: 10' 10" x 8' 7" (3.30m x 2.62m) UPVC double glazed window with views over courtyard garden, exposed floorboards, individually thermostatically controlled electric radiator.

Stairs from entrance hall to:

LANDING: Individually thermostatically controlled electric radiator, feature double glazed window with lovely sea views to Mount's Bay and St Clement's Isle.

BEDROOM ONE: 11' 0" x 11' 0" (3.35m x 3.35m) Lovely sea views over Mount's Bay, St Clement's Isle and Mousehole village, exposed floorboards, wall lights, individually thermostatically controlled electric radiator, UPVC double glazed doors to:

SUN TERRACE: 12' 4" x 11' 9" (3.76m x 3.58m) Lovely sea views over Mount's Bay, St Clements Isle and Mousehole village, feature pothole window.

BEDROOM TWO: 11' 9" x 10' 9" (3.58m x 3.28m) Lovely sea views over Mount's Bay to St Clement's Isle and beyond, exposed floorboards, horizontal pine cladding to three walls, individually thermostatically controlled electric radiator.

BATHROOM: White suite comprising panelled bath with shower over, wash hand basin with cupboards below, low level WC with concealed cistern, UPVC window with lovely sea views over Mount's Bay to St Clement's Isle, built in airing cupboard housing hot water cylinder, sunken spotlights, access to roof space.

OUTSIDE: Enclosed Mediterranean style courtyard garden with an abundance of well stoked plants and shrubs offering a good degree of privacy, raised decked area, further paving leading to:

GARDEN SHED: 6' 4" x 4' 3" (1.93m x 1.30m) With power and light, further storage cupboard to side.

GARAGE: 17' 0" x 7' 6" approximately (5.18m x 2.29m approximately) In a nearby block, metal up and over door.

SERVICES: Mains water, electricity and drainage.

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 Vodafone which was poor. The property is constructed of block under a tiled roof.

DIRECTIONS: Via "What3Words": ///cafe.feasting.gadget

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.

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Carbis Bay
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Camborne
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Hayle
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Lettings
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