

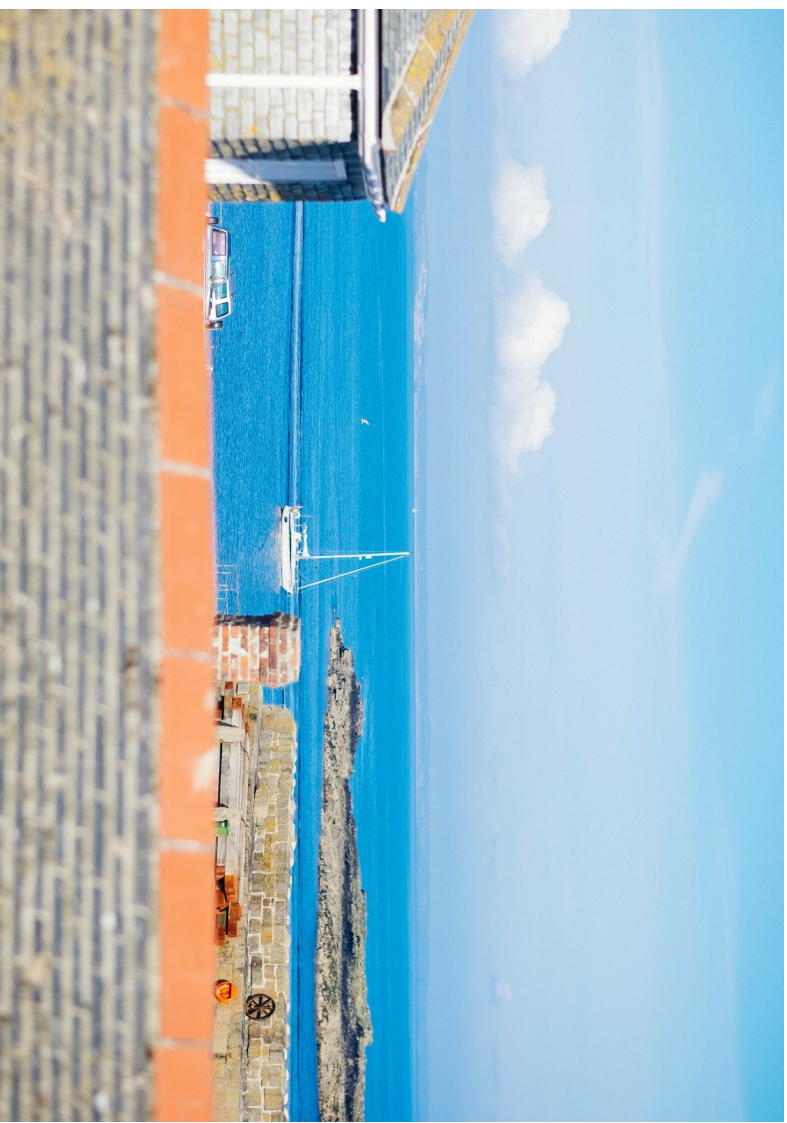


Sea Whispers, 4 Grenfell Street,
Mousehole, Penzance, Cornwall.









SEA WHISPERS, 4 GRENFELL STREET, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6TA

GUIDE PRICE £269,500 LEASEHOLD

*** TWO BEDROOMS * LIVING ROOM ***

*** FITTED KITCHEN * LUXURY BATHROOM ***

*** LOVELY SEA VIEWS TO MOUNTS BAY AND ST. CLEMENTS ISLE ***

*** GOOD DECORATIVE ORDER THROUGHOUT * CONSERVATION AREA ***

*** MAJORITY OF FURNITURE AVAILABLE BY SEPARATE NEGOTIATION ***

*** IDEAL HOLIDAY HOME * CENTRAL LOCATION * CLOSE PROXIMITY TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = F * APPROXIMATELY 36 SQUARE METRES ***

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE (SMALL BUSINESS RATE RELIEF APPLIES ***

Lovely sea views over Mounts Bay to St. Clements Isle and beyond from this extremely well presented two bedroom split level cottage style property located in the centre of this popular and sought after village within close proximity of most local amenities. The property has well proportioned living accommodation over two floors, designed in such a way to maximise space with quality fixtures and fittings throughout. From the top floor are lovely sea views across Mounts Bay to St. Clements Isle and beyond. Sea Whispers is an excellent example of a character property with little or no expense spared in creating a fabulous home which really needs to be viewed and we would recommend an early appointment.

GRANITE STEPS TO STABLE DOOR LEADING TO:

LIVING ROOM: 12' 5" x 11' 10" (3.78m x 3.61m) Exposed floorboards, beamed ceiling, decorative cast iron electric stove set on slate hearth. **KITCHEN AREA:** Inset porcelain sink with feature brass taps and cupboards below, white marble worksurfaces, integrated fridge and dishwasher, built in oven and electric induction hob over, microwave, wall cupboards, shelving, beamed ceiling.

KITCHEN AREA: Inset porcelain sink with feature pale rose gold taps and cupboards below, white marble worksurfaces, integrated fridge and dishwasher, built in oven and electric induction hob over, microwave, wall cupboards, shelving, beamed ceiling.

BATHROOM: White suite comprising panelled bath with chrome mixer tap and fittings, glazed screen, feature sink with chrome taps and storage below, rain shower and hand held shower, beamed ceiling, low level WC with concealed cistern, integrated washer/dryer, bespoke carpentry cabinet (built in), tiled flooring with underfloor heating, feature lighting, heated chrome towel rail.

STAIRS FROM LIVING ROOM TO:

FIRST FLOOR LANDING: Exposed floorboards, skylight with solar powered blind, electric radiator.

BEDROOM ONE: 12' 8" x 12' (3.86m x 3.66m) Into bay window with lovely sea views to Mounts Bay, St. Clements Isle and beyond, exposed floorboards, exposed A frames, built in wardrobes, television point, remote controlled electric radiator, two eave cupboards, feature ceiling lighting.

BEDROOM TWO: 9' 2" x 7' 10" (2.79m x 2.39m) Panelling to one wall, window to the rear with working shutters, exposed floorboards, exposed A frames, sunken spotlights, skylight with solar powered blind, telephone point, electric radiator.

HEATING AND LIGHTING: All heating and lighting (apart from landing and second bedroom) can be controlled remotely.

SERVICES: Mains water, electricity and drainage. Super fast broadband.

LEASE: The vendor of Sea Whispers owns the freehold for the whole property and both Sea Whispers and the small self-contained flat below are held on a 125 year lease with a third share of maintenance and insurance. The lease was created 11th of September 1987.

AGENTS NOTE: We checked the phone signal with O2 which was intermittent. The property is constructed of granite under a slate tiled roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

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
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