



Fishermans Haven, Commercial
Road, Mousehole, Penzance,
Cornwall, TR19 6QG









FISHERMANS HAVEN, COMMERCIAL ROAD, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QG

£325,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * KITCHEN/DINING ROOM ***

*** MANY PERIOD FEATURES * GOOD ORDER * CENTRAL POSITION ***

*** FIRST FLOOR BATHROOM * SEPARATE WC * IDEAL FAMILY OR HOLIDAY HOME ***

*** CONVENIENT POSITION * CONSERVATION AREA ***

*** SHORT WALK TO HARBOUR AND MOST OTHER AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = F * COUNCIL TAX BAND = A * APPROXIMATELY 61 SQUARE METRES ***

A well presented two bedroom character double fronted cottage, located in the centre of the village, in a quiet traffic free location, yet within close walking distance of most amenities, including the harbour and coastal footpath. The property has well proportioned accommodation with many period features throughout, which the present vendor has maintained to a good standard and really needs to be viewed internally to appreciate to full. Fishermans Haven is a charming cottage, which is located in a quiet central position and would make an ideal holiday home or young family home. Given the position of the property, we recommend an early appointment.

Entrance door to:

KITCHEN/DINER: 11' 0" x 10' 10" (3.35m x 3.30m) Inset Belfast sink with cupboards below, range of fitted wall and base units, solid wood worksurfaces, built in oven, four ring hob and extractor hood over, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, tiled flooring, night storage radiator. Steps up to:

LIVING ROOM: 11' 3" x 9' 5" (3.43m x 2.87m) Open granite fireplace with log burner set on a tiled hearth, beamed ceiling, shelving, TV point, double glazed sliding sash window, night storage radiator, multipaned door to outside. Stairs rising to:

HALF LANDING: Door to:

BEDROOM TWO: 12' 5" x 8' 8" (3.78m x 2.64m) Built in airing cupboard housing hot water cylinder, further built in cupboards, double glazed sliding sash window, night storage radiator.

Stairs from half landing to:

FIRST FLOOR LANDING: Built in bookcase, night storage radiator, double glazed sliding sash window.

BEDROOM ONE: 13' 6" narrowing to 10' 8" x 10' 6" (4.11m narrowing to 3.25m x 3.20m) Built in cupboard, double glazed sliding sash window, night storage radiator.

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, built in cupboard.

SEPARATE WC: Low level suite, double glazed window.

OUTSIDE: Own coal bunker, washing line.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///gradually.ascendant.winds](https://www.what3words.com/gradually.ascendant.winds)

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.

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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