



Sea Thrift, 21 Commercial Road,
Mousehole, Penzance, Cornwall,
TR19 6QG



SEA THRIFT, 21 COMMERCIAL ROAD, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QG

£160,000 FREEHOLD

- * DOUBLE BEDROOM * LIVING ROOM * KITCHEN * FIRST FLOOR BATHROOM ***
- * PART DOUBLE GLAZED * CENTRAL LOCATION * IDEAL FIRST TIME BUY OR SECOND HOME ***
- * CLOSE TO MOST AMENITIES * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = A * APPROXIMATELY 19 SQUARE METRES ***

A chance to acquire an easy to maintain one bedroom terraced cottage located in the centre of this popular village, therefore within close walking distance of local amenities and the small beach within the harbour. The property is located in a popular area which would make an ideal first time buy or second home. Mousehole is a popular village with a good array of attractions and only a short drive to the main town of Penzance and access to open countryside and coastal footpath. Mousehole offers a range of excellent restaurants and delicatessens within easy walking distance.

SMALL ENTRANCE FOYER: Stained glass door to:

LIVING ROOM: 10' 7" x 10' 7" (3.23m x 3.23m) Open fireplace with cast iron and oil fuel burner, beamed ceiling, exposed floorboards, double glazed window with working shutters, individually thermostatically controlled radiator.

KITCHEN: 8' 5" x 6' 1" (2.57m x 1.85m) Belfast sink with cupboards below, fitted base units, granite worksurfaces, four ring electric hob, washing machine, fridge and dishwasher to remain, understairs cupboard, double glazed window, exposed floorboards, beamed ceiling, individually thermostatically controlled radiator

Stairs from living room to:

FIRST FLOOR LANDING: Exposed floorboards.

BEDROOM: 11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window with working shutter, built in wardrobe, exposed floorboards, individually thermostatically controlled radiator.

BATHROOM: White suite comprising roll top bath set on bowl and claw feet with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, built in linen cupboard with heater, exposed pine floorboards, electric towel rail, access to roof space.

OUTSIDE: Small area with coal/wood store and space for wheely bin.

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 ??

DIRECTIONS: Via "What3Words" app: [///progress.limits.egging](https://www.what3words.com/progress.limits.egging)

SERVICES: Mains water, electricity and drainage.

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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