



21 Mayon Farm, Sennen,
Cornwall, TR19 7AD









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GUIDE PRICE £199,000 FREEHOLD

Three bedroom semi detached single storey granite barn conversion, situated on the outskirts of the popular coastal village of Sennen, with gardens.

*** THREE DOUBLE BEDROOMS (ONE EN SUITE) * MAIN BATHROOM ***

*** OPEN PLAN LIVING ROOM/KITCHEN * COMMUNAL GARDENS * SEA VIEWS ***

*** EPC = G * COUNCIL TAX BAND = B * APPROXIMATELY 66 SQUARE METRES ***

Situated in the outskirts of the popular sandy beach of Sennen, is this semi detached single-storey converted granite barn. The accommodation comprises of three double bedrooms, one of which is en suite, main bathroom and open plan living room/kitchen. There is a lawned courtyard to the front and side. To the rear, there are views across open farmland towards the Brisons and Cape Cornwall. Viewing is highly recommended and the property is offered for sale with no onward chain.

Double glazed door with glazed side panel into:

MAIN HALLWAY: Double glazed window to front, part tiled floor, doors to airing cupboard with hot water tank, second hallway with double glazed door to outside. Single glazed door into the:

LIVING ROOM/KITCHEN: 18' 4" x 12' 4" (5.59m x 3.76m) Four double glazed dual aspect windows, of which the rear have sea views. Kitchen area is fitted with base and wall units with worksurfaces and tiling over, stainless steel sink unit, electric cooker, hob and extractor fan, space for washing machine and fridge/freezer, tiled floor, raised tiled area to corner for freestanding fireplace. At the lounge are there is TV and telephone points.

BEDROOM ONE: 10' 0" x 9' 3" (3.05m x 2.82m)

Double glazed window to rear with seat under enjoying views, access to loft, door to en suite, fully tiled shower cubicle, wash hand basin, WC, heated towel rail, extractor fan.

BEDROOM TWO: 9' 8" x 9' 1" (2.95m x 2.77m) Double glazed window to rear with views.

BEDROOM THREE: 8' 6" x 9' 4" (2.59m x 2.84m) Double glazed window to rear with views, secondary loft access.

BATHROOM: Double glazed window to rear, pedestal wash hand basin, WC, tiled floor, heated towel rail, shaver point, bath with electric shower over, extractor fan.

OUTSIDE: To the front of the property, there is a lawned courtyard with unallocated parking on the road.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) might be available to the property. We tested the phone signal for O2 which was limited. The property is constructed of granite under a tiled roof. Maintenance fee: approximately £180 pa for The Mayon Farm complex.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: From Penzance proceed in a westerly direction on the A30, upon reaching the village of Sennen, passing the primary school on your left hand side, before you reach the village store, turn left into Mayon Farm, where the property can be found on the right hand side.

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.
