



MAP estate agents
Putting your home on the map

**Higher Fore Street,
Marazion**

**£325,000
Freehold**





**Higher Fore Street,
Marazion**

**£325,000
Freehold**

Property Introduction

Offered to the market with no forward chain, this impeccably presented holiday or all year round home simply must be viewed!

Arranged over three floors, the stylish accommodation boasts a light and airy living room, well-appointed kitchen/breakfast room, three bedrooms, family bathroom and further cloakroom.

Having gardens to both the front and rear, alongside a fantastic coastal outlook, we are certain the property will capture your heart.

Location

Marazion is a wonderful and historic market town situated on the shores of Mount's Bay. At low water a causeway links it to the amazing St Michael's Mount and castle. The Mount is approximately half a mile off shore and a passenger boat carries visitors at high water.

The town lies within the Cornwall Area of Outstanding Natural Beauty which makes Marazion a thriving tourist resort with an active community of artists who produce and sell their paintings in the towns galleries. Other amenities include shops, doctors surgery, galleries, wonderful Public Houses and restaurants. The larger market town of Penzance is approximately three miles away, there is a regular bus service through Marazion to Penzance or you can use the level coastal footpath.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE VESTIBULE

Glazed door opening to:-

LIVING ROOM 17' 5" x 10' 3" (5.30m x 3.12m) maximum measurements

uPVC double glazed window to front aspect with deep sill and window shutters. Limestone flooring. Fireplace with wood burner. Wall mounted cupboard housing electric consumer unit. Night

storage heater. Alcove with shelving. Stairs with contemporary styled glazed balustrade rising to the first floor. LED down lighters. Opening to:-

KITCHEN/BREAKFAST ROOM 15' 1" x 6' 3" (4.59m x 1.90m)

maximum measurements, irregular shape

Fitted with a quality range of cream wall units and matching base and drawer units with granite work surfaces over. Built-in cupboard housing fridge/freezer. Integrated washing machine and integrated dishwasher. Built-in electric oven with ceramic induction hob and extractor over. Breakfast bar with polished granite work surface. Mirrored wall. Inset one and a half bowl enamel sink unit with mixer tap. LED down lighters. uPVC double glazed window to side. uPVC double glazed door to rear courtyard.



FIRST FLOOR LANDING

Stairs rising to the second floor and doors off to:-

BEDROOM ONE 10' 6" x 10' 0" (3.20m x 3.05m) L-shaped, maximum measurements

uPVC double glazed window to the front elevation enjoying views out to sea taking in the tip of Cudden Point. LED down lighters, night storage heater.

BATHROOM

Obscured double glazed window to rear. Limestone tiled flooring and walls. Contemporary style white suite comprising bath with shower over and glazed screen, sink with monobloc tap and drawers below and close coupled WC. LED downlighters.



SECOND FLOOR

Loft access hatch. Mains wired smoke detector. LED downlighters. Doors off to:-

CLOAKROOM

Close coupled WC and wash hand basin with monobloc tap and cupboard below. Limestone tiled flooring and walls. Extractor fan.

BEDROOM TWO 11' 0" x 9' 0" (3.35m x 2.74m)

Double glazed uPVC French doors to glazed Juliet balcony gaining views between the houses, out to sea and to the tip of Cudden Point. LED downlighters. Wall mounted panel heater.

BEDROOM THREE 9' 2" x 5' 8" (2.79m x 1.73m)

uPVC double glazed window to rear. Cupboard housing hot water tank. Wall mounted panel heater. LED downlighters.



OUTSIDE FRONT

To the front of the property there is gated access to the courtyard walled garden which gains a pleasant outlook towards the sea.

REAR GARDEN

To the rear of the property there are steps up to a footpath giving access from the rear and having a shared central pathway. Along the pathway to the left hand side there is a private enclosed area for the owners of the property to enjoy. This rear garden enjoys a deck alongside wild planted borders and an insulated summerhouse.



AGENT'S NOTES

The current owners have a yearly rental arrangement with a local Hotel for a parking space, further details will be provided upon viewing.

The Council Tax band for the property is band 'B'.

DIRECTIONS

Upon entering Marazion from the Penzance direction proceed through the town along Fore Street passing The Godolphin Hotel on your left hand side. Proceed along Fore Street into Higher Fore Street where the property will be found on the left hand side opposite the Fire Engine Inn. Using What3words:-

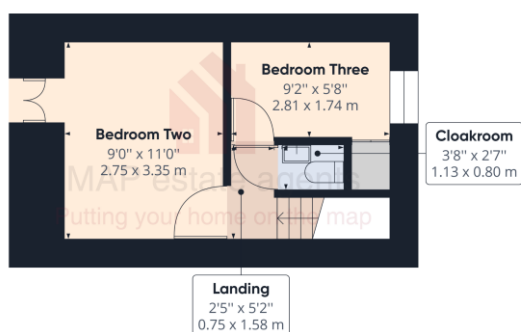
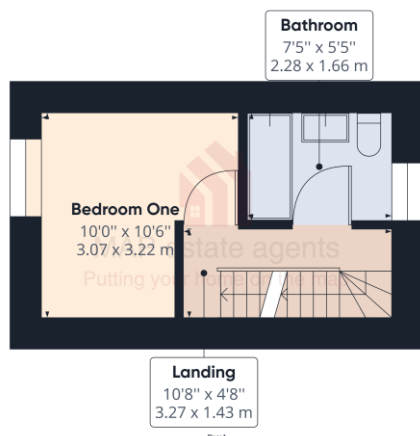
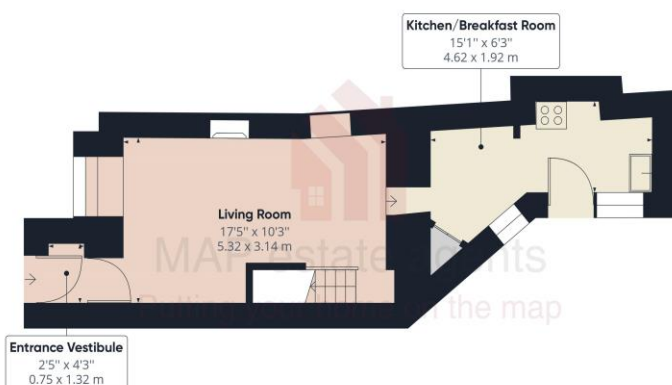
trooper.inserted.galloping

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Fantastic coastal location
- Sea Views
- Gardens to front and rear
- Immaculately presented
- Ideal holiday home or family house
- Immaculately presented
- A quality finish
- Furniture can be included, subject to separate negotiation
- Close to local amenities
- No forward chain



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.