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Putting your home on the map

**Fore Street,  
Mousehole, Penzance**

**£105,000  
Leasehold**







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## **Property Introduction**

Offered for sale with no onward chain, this ground floor one bedroom apartment is conveniently situated a short distance from the harbour and amenities in Mousehole.

The accommodation briefly comprises of a living room, kitchen, double bedroom and bathroom.

To the rear of the property, there is a communal courtyard for the residents of Dolphin Court to use.

It should be noted that the lease prevents the property from being holiday let, it is therefore considered this is a perfect home for someone to get onto the property ladder.

## **Location**

Dolphin Court is situated close to the harbour and village amenities along with the beaches and the South West Coast Path. Historically, Mousehole was one of the principal ports of Mount's Bay until the village was destroyed by the Spaniards in 1595.

Today, Mousehole is a wonderful place to live and the locals are very proud of their village that enjoys a great sense of community. The harbour enjoys two small sandy beaches that are popular with locals and tourists alike. The next village - Newlyn lies just two miles away and the larger market town of Penzance is approximately three miles distant. Both are on the bus route from Mousehole.

## **ACCOMMODATION COMPRISES**

Double glazed panel front door opening to:-

## **ENTRANCE HALL**

Doors off to:-

## **BATHROOM**

Fitted with a white suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Obscure double glazed window to front. Complementary wall tiling.

### BEDROOM 12' 1" x 10' 0" (3.68m x 3.05m) maximum measurements

Two double glazed windows to rear and one to side. Night store heater.

### LIVING ROOM 12' 11" x 10' 9" (3.93m x 3.27m) maximum overall measurements

Three double glazed windows to front. Built-in cupboard. Night store heater. Door to:-

### KITCHEN 8' 2" x 5' 1" (2.49m x 1.55m)

Fitted with a range of wood effect wall and base cupboards with roll edge worksurfaces over. Built-in electric oven with two ring hob inset to worksurface. Two recesses, one with shelf and wall cupboard. Stainless steel single drainer sink unit.

### OUTSIDE

To the rear of the property there is a small courtyard and outside store leading on to the communal walled courtyard used by the residents of Dolphin Court.

### SERVICES

Mains water, mains electricity and mains drainage.

### AGENT'S NOTE

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

### LEASEHOLD INFORMATION

The vendors have advised that a new 999 year lease is currently being created. Monthly service charge of £16.60 to include buildings insurance. Zero ground rent. Charges are reviewed annually and any changes usually apply from beginning of April each year. We understand a condition of the lease is that the property cannot be used for holiday letting.

### DIRECTIONS

On entering Mousehole from Penzance, proceed along the harbour front and turn right at the Telephone box into Fore Street. Dolphin Court will be identified after a short distance on the right-hand side. If using What3words: expanded.upholding.spill

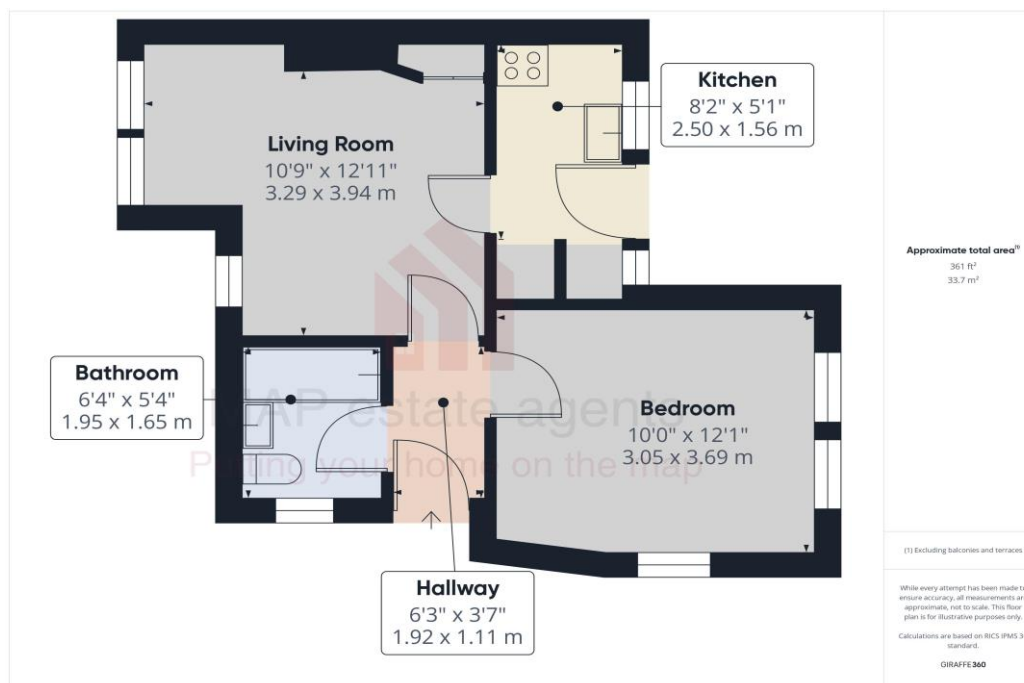


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Self-contained ground floor flat
- One double bedroom
- Living room
- Kitchen
- Bathroom
- Outside store
- Central Mousehole
- Short walk to Mousehole harbour



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