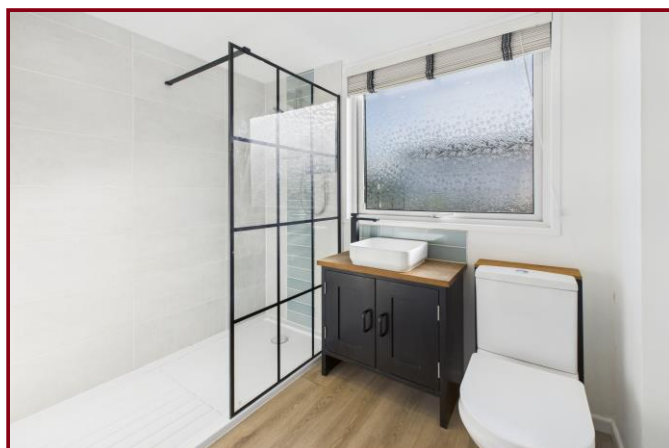
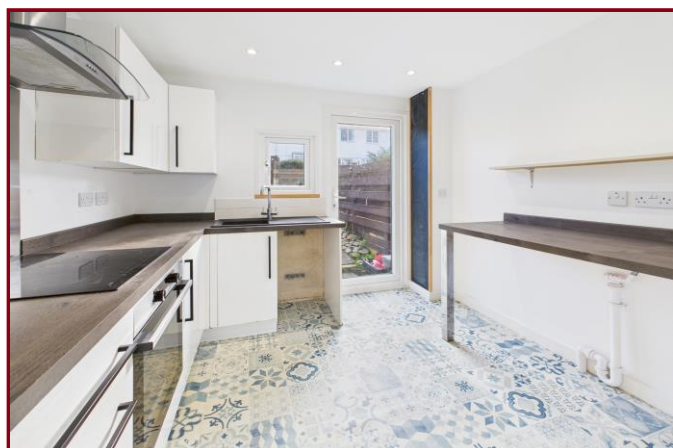




MAP estate agents
Putting your home on the map

**Tregellas Road,
Mullion, Helston**

£215,000
Freehold





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Mullion, Helston**

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Property Introduction

Situated in a sought-after residential area in Mullion, this beautifully presented terraced family home has undergone several improvements during our client's ownership.

The accommodation now offers a contemporary feel and features a modern finish with a cosy wood burning stove in the lounge/diner.

To the outside there are gardens to front and rear, a garage and convenient parking, this property is a must-see. A viewing is highly recommended.

Location

Mullion is the largest village on the Lizard Peninsula which itself plays host to mainland Britain's most southerly point. The area is one of 'Outstanding Natural Beauty' with much of it being in the ownership of the National Trust. From sheltered valleys to moorland, the district boasts some superb countryside which is enclosed in a beautiful frame that is the rugged coastline of the Lizard Peninsula. The Lizard is also peppered with quaint fishing coves, beautiful beaches, along with the majestic beauty and renowned sailing waters of the Helford River.

Mullion offers a good range of facilities, including shops to cater for everyday needs, both primary and comprehensive schools and a nursery, an 18-hole links golf course, Catholic, Anglican and Methodist churches, a health centre and a pharmacy. It boasts an attractive harbour, two beaches and the Polurrian Hotel has a leisure club with an indoor swimming pool.

ACCOMMODATION COMPRISES

uPVC obscure double-glazed door with side panel opening to:-

ENTRANCE HALLWAY

Stairs rise from the ground floor to the first floor. Doors off to:-

OPEN PLAN LOUNGE/DINING ROOM 23' 6" x 11' 4" (7.16m x 3.45m)

A versatile and bright dual aspect space with a window to the front elevation and triple-fold patio doors opening to the garden at the rear. The centrepiece is a cosy feature log burner with a stainless-steel flue and slate hearth.

KITCHEN 10' 6" x 9' 0" (3.20m x 2.74m)

The kitchen is stylish and functional, featuring ample wall and base cabinets, an electric oven with an induction hob, extractor fan and space for essential appliances such as a washing machine and dishwasher.

FIRST FLOOR LANDING

Ceiling light and loft hatch above. Door to airing cupboard. Doors open off to:-

BEDROOM ONE 11' 8" x 10' 11" (3.55m x 3.32m)

A generously sized room with a uPVC double-glazed window to the front elevation offering plenty of space for wardrobes.

BEDROOM TWO 11' 6" x 9' 8" (3.50m x 2.94m)

UPVC double glazed window to rear aspect. Carpeted floor. Ceiling light point.

BEDROOM THREE 8' 10" x 6' 7" (2.69m x 2.01m) L-shaped, maximum measurements

A large single or small double sized room with a window to the front elevation, ideal for a child's room or home office.

SHOWER ROOM

Recently updated to a high standard, featuring a modern shower with a glass screen, vanity basin and a WC.

OUTSIDE FRONT

To the front the garden is laid to lawn having flower and shrub borders.

REAR GARDEN

The rear garden is enclosed with ease of maintenance in mind having a patio with raised flower and shrub borders. Panelled fencing giving a good degree of privacy.

GARAGE AND PARKING 16' 6" x 8' 6" (5.03m x 2.59m)

The property has a single garage in a small block to the rear. It is the last garage in this block with a metal up and over door. There is parking in front of this garage.

SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTE

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

DIRECTIONS

On entering Mullion, along Meaver Road, pass Mullion Comprehensive School on your left hand side. Take the first turning left into Tregellas Road. Continue along Tregellas Road and the property will be found on the second turning on the right hand side, clearly identifiable by the MAP for sale board. If using What3 words:-fighters.custodial.tucked

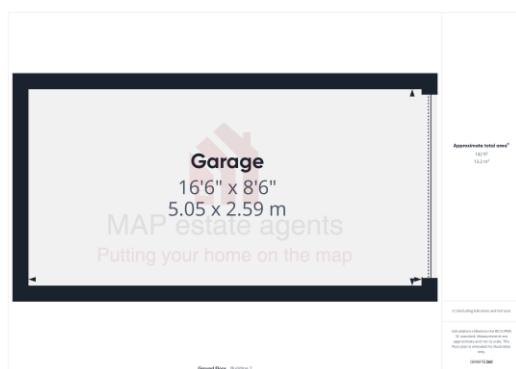
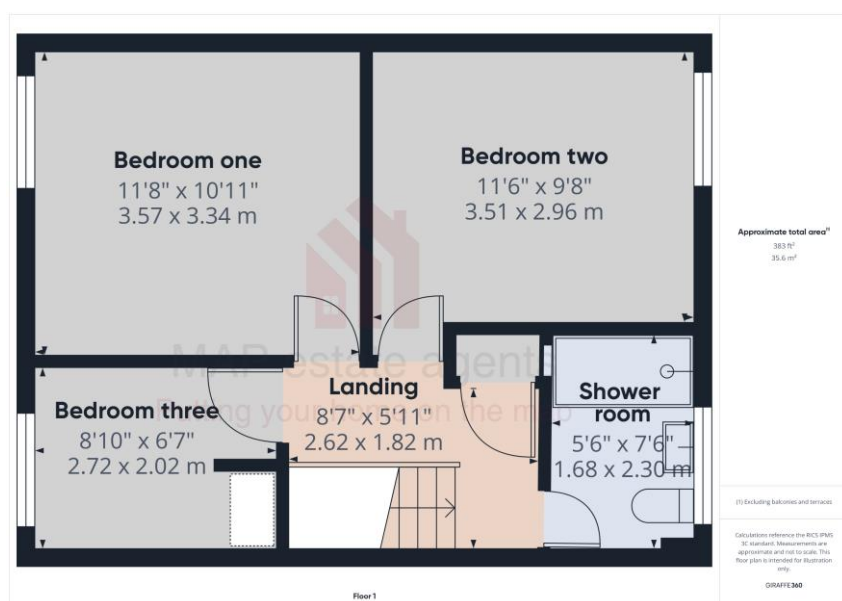
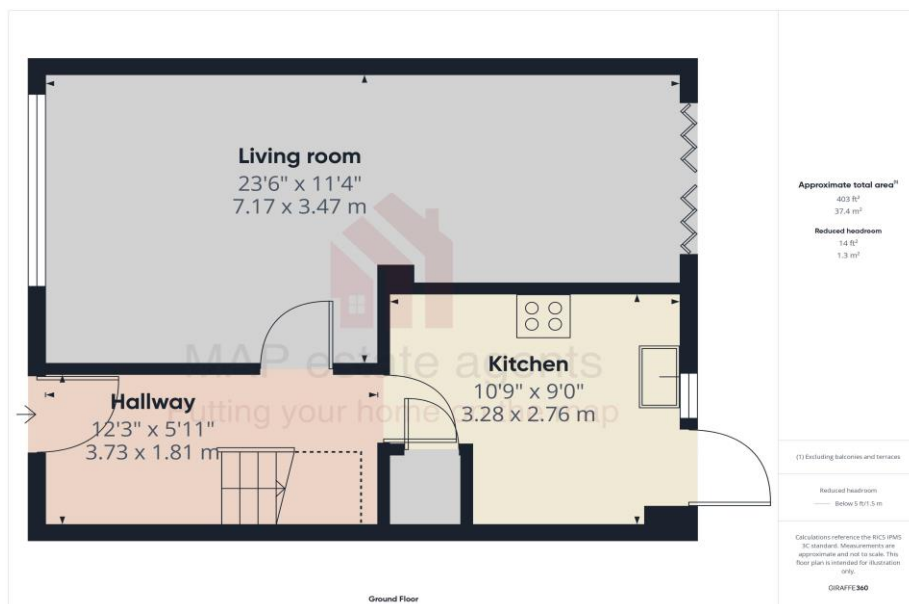


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Mid-terrace home
- Three bedrooms
- 23' Lounge/diner
- Front and rear gardens
- Contemporary finish
- Garage and parking
- uPVC double glazing
- Desirable village location
- Family home
- Chain free sale



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
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