



HUNTERS[®]
HERE TO GET *you* THERE

Turnpike Road, Marazion | Guide Price £550,000
Call us today on 01736 800919



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to have been chosen as the sole selling agents for this gem of a property. In the world of real estate, terms such as "prime location" and "great potential" are often overused, yet for this particular property, these terms cannot be emphasized enough. This is the type of exceptional location where you can watch the waves breaking on the shores of Mounts Bay from the comfort of your conservatory, and where you step outside of your front door you'll get to breath in that fresh, invigorating, sea air. With off street parking and gardens, this two-bedroom semi-detached bungalow is simply brimming with untapped potential and is ripe for transformation. Discerning buyers with vision and creativity, have the opportunity to create the most wonderful coastal home here.

The Property

As you journey along the country lane approaching the property, you will catch tantalising glimpses of the glittering ocean, and the iconic St Michael's Mount standing sentinel in the distance. As you approach the head of the lane, the property will be tucked away on your left-hand side. Park your vehicle in the designated driveway parking space, and you will immediately find yourself admiring the views. You will wonder if having this stunning backdrop to everyday life, whether any moment could ever feel mundane here.

The front garden boasts a lush lawn adorned with an array of mature plants and shrubs. It offers an ideal setting for summer BBQs and unwinding with loved ones, perhaps savouring a glass of wine as the sun dips below the horizon. There is nothing quite like witnessing the sky's golden and crimson hues being reflected in the shimmering ocean during a pleasant summers evening. A pathway extends to the side and

rear of the property,

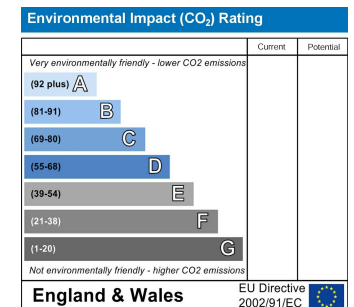
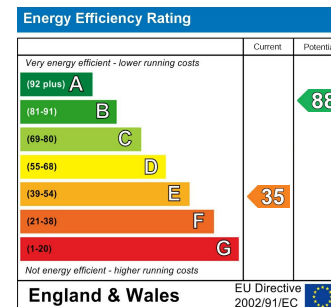
Inside, the property provides 756 sq ft of living space. It comprises two bedrooms, an open-plan kitchen/reception room, and a conservatory. With the added convenience of two shower rooms, there should be no more querying to get ready in the mornings.

The Location

This home enjoys a quiet, tucked away position at the end of a cul-de-sac, within the charming coastal town of Marazion. This location offers convenient access to art galleries, local eateries, inviting public houses, a convenience store, and a pharmacy, the location caters to many needs. A brief stroll brings you to the picturesque beach, renowned for its breathtaking views of St Michael's Mount. Marazion is a haven for water sports enthusiasts, art and craft aficionados, and, of course, tourists from around the globe who journey to experience the iconic St Michael's Mount.

Useful Information

Mains electricity and water.
Private drainage.
EPC - 35F
Council Tax Band - B



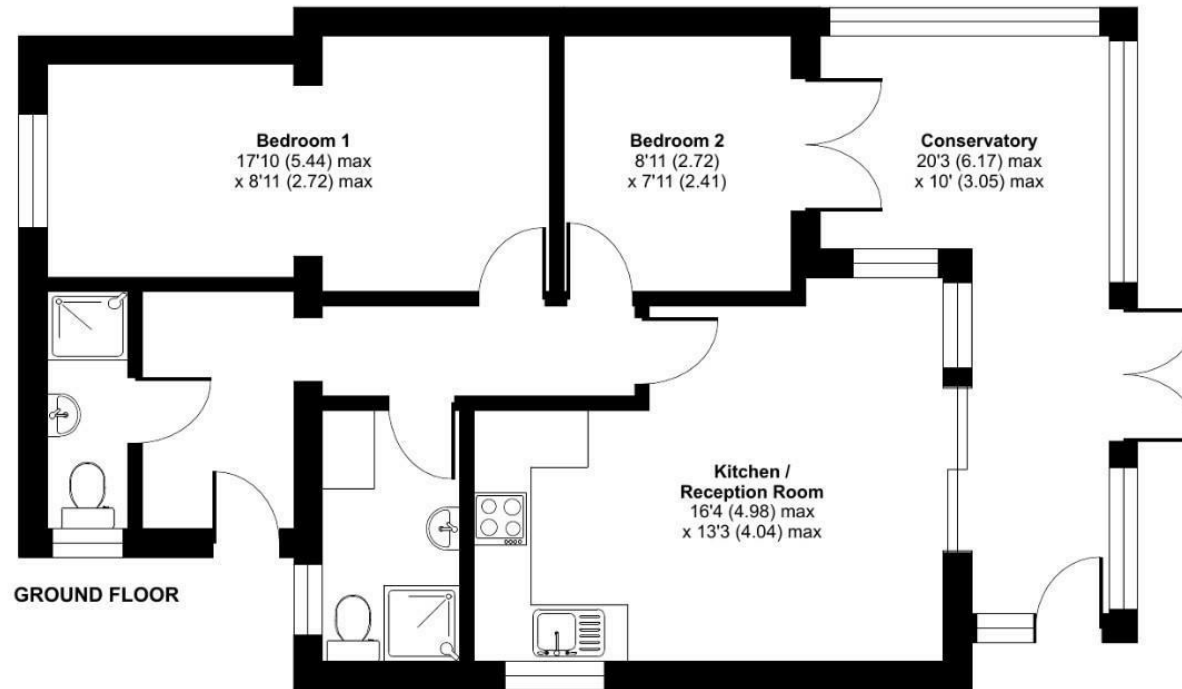




Turnpike Road, Marazion, TR17

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henty Realty Ltd T/A Hunters. REF: 1089194

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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