

## **KIERS COURT MEVAGISSEY PL26 6UE**

### **2 BEDROOM COASTAL APARTMENT**

An opportunity to purchase an apartment in the highly regarded coastal village of Mevagissey and within a short walk of the harbour. The property is on 2 levels with the living accommodation of open plan design.

In brief the property comprises: Entrance Hallway, Spacious Open Plan Living Area, Utility Room, Bathroom and Two Double Bedrooms. The property also benefits from an allocated parking space.

**VIEWING RECOMMENDED**

### **Key Features**

Spacious Open Plan  
Living Area

Utility Room

2 Double Bedrooms

Bathroom

Allocated Parking  
Space

Coastal Village  
Location

## About The Property and Location

A rare opportunity to purchase an apartment in the heart of the village with the harbour just a short distance. Kiers Court is a building comprising of 8 apartments. Mevagissey is a traditional and picturesque fishing village located on the south coast of Cornwall. The property is positioned in the heart of the village just a short distance from the harbour. The village has numerous shops and facilities, as well as pubs and restaurants.

Nearby are The Lost Gardens of Heligan a network of magical gardens brimming with interest and intrigue and the world famous Eden Project where you can explore massive biomes to trek through one of the world's largest indoor rainforests and immerse yourself in the calm fragrance of the Mediterranean Biome. The market town of St Austell is approx 6 miles distant and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance

Communal ground floor entrance with stairs leading to the apartment.

### Entrance Hall

**9' 6" x 5' 11" (2.9m x 1.8m)**

Door with obscured glazing. Ceiling light. Night storage heater. Understairs storage. Stairs to bedrooms and bathroom.

## Open Plan Living Accommodation

### Lounge/Dining Area

**24' 7" x 15' 9" (7.5m x 4.8m)**

uPVC double glazed window to the front with two further uPVC double glazed windows to the side elevation. Two ceiling lights. Two night storage heaters.

### Kitchen

**10' 10" x 9' 6" (3.3m x 2.9m)**

Range of oak wall, base and drawer units with tiled worktop over incorporating a one and a half bowl sink. Built-in cooker with hob and extractor over. Built-in fridge. Ceiling light. Two double-glazed windows to the rear. Wood effect flooring. Part-tiled walls. Door to:

### Utility Room

**5' 11" x 4' 7" (1.8m x 1.4m)**

uPVC double glazed window to the rear elevation. Wood effect flooring. Space and plumbing for washing machine, space for tumble dryer and fridge freezer.

## Second Floor

Turned stairs. Velux rooflight. Airing cupboard housing the water tank. Door to emergency exit. The current owner uses this area for a work desk. Doors to both bedrooms and bathroom.

### Bathroom

**10' 6" x 5' 11" (3.2m x 1.8m)**

Generous natural light from the uPVC velux rooflight to the front elevation. White suite comprising bath, low level WC and pedestal wash-hand basin. Grey wood effect flooring. Part-tiled walls. Heated towel rail. Wall heater.

### Bedroom

**17' 5" x 9' 2" (5.3m x 2.8m) max**

uPVC double glazed windows to both the front and side elevations. Panel heater. Eaves storage.

### Bedroom

**13' 9" x 9' 2" (4.2m x 2.8m) max**

uPVC double glazed window to the rear elevation. Eaves storage. Panel heater.

## Parking

One allocated parking space to the front.

## Additional Information

**EPC 'D'**

**Council Tax Band 'B'**

**Services** – Mains Electric and Drainage

**Tenure** – Leasehold

**Service Charge** – £140pcm

**Length of Lease** – tbc

## Directions

From our offices on Duke St, St Austell Turn right onto South St. At the roundabout continue onto South St. At the double roundabout take the first exit and immediately the second exit onto Pentewan Road /B3273. Continue onto this road until you reach the village. With the large car park on your left follow the one way system. Turn left onto Chapel Square, then right onto Church St, turn right onto River St/B3273 and then right into River Street Car Park. Kiers Court is immediately in front of you.

## Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange to view this property, or require any further information, please contact the office on 01726 73483.

## Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.





**Entrance Hall**



**Kitchen**



**Lounge/Diner**



**Lounge/Diner**



**Bedroom One**



**Bedroom Two**

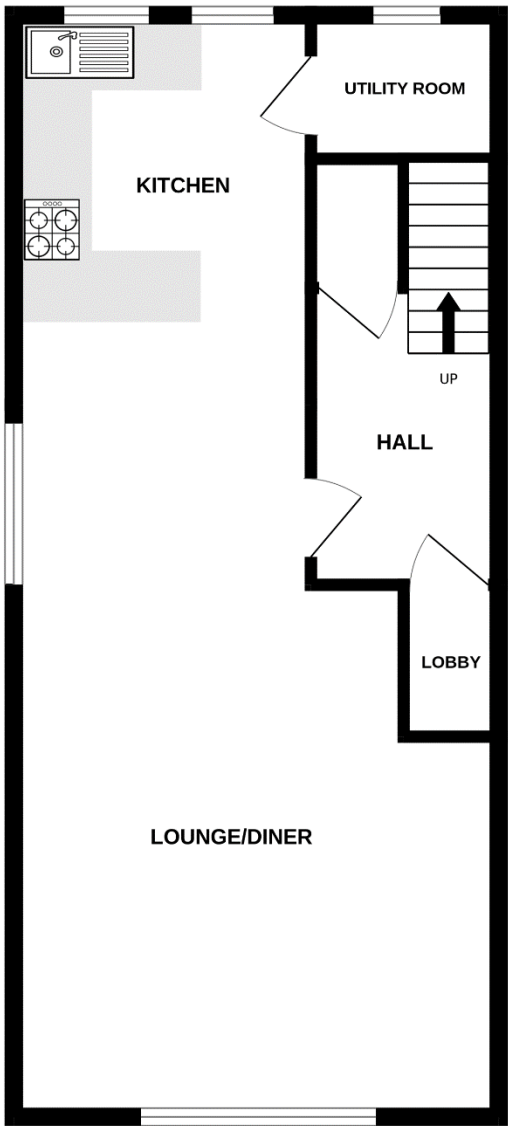


**Bathroom**

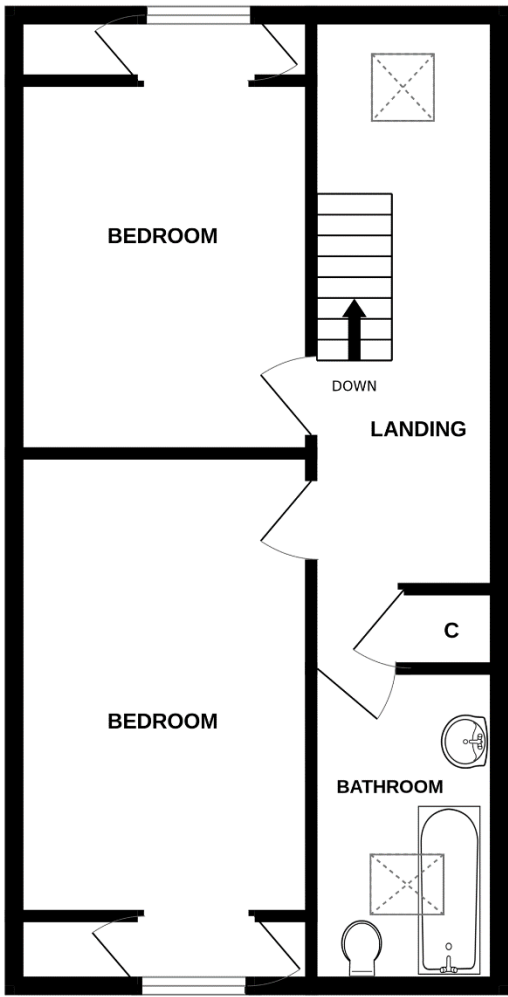


**Mevagissey Harbour**

GROUND FLOOR

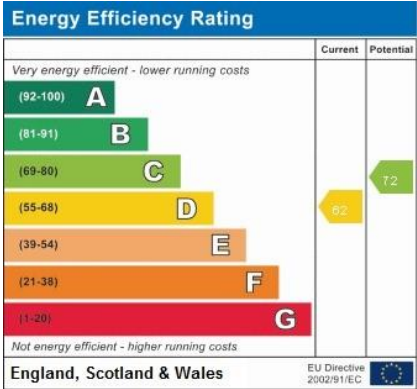


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



**St Austell**  
18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**  
17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

ESTABLISHED 1865  
**Jefferys**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.