

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, three bedroom bungalow set in nice gardens in the highly regarded Laflouder Fields development of Mullion.



Although in need of some updating to realise its full potential the property is situated in a lovely tucked away position within the development. It is situated on a relatively level plot, a short stroll from the bustling village and offers well proportioned family accommodation. The property benefits from oil fired central heating and double glazing.

In brief, the accommodation comprises an entrance hallway, cloakroom, kitchen/breakfast room, lounge with glazed sliding patio doors leading out onto the garden and opening to the dining room. There are three bedrooms and a family bathroom.

To the outside there is parking, garage with workshop and a real feature of this property is the garden to the rear being mature with many plants, trees and shrubs.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, with sheltered valleys, moorland and superb countryside all framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

HALF GLAZED DOOR TO

ENTRANCE HALLWAY

With loft hatch to roof space, two large storage cupboards and doors to

CLOAKROOM

With w.c., pedestal wash hand basin with tiled splashback and obscured window to the front aspect.

LOUNGE 5.36M X 4.25M (17'7" X 13'11")

A pleasant dual aspect room with glazed doors leading out onto the lovely garden and a stone fireplace with stone hearth with wood mantel over. With opening to

DINING ROOM 3M X 2.4M (9'10" X 7'10")

With a window to the side aspect and serving hatch back to the kitchen.

KITCHEN/BREAKFAST ROOM 3.7M X 3M (12'1" X 9'10")

Comprising wood effect fitted kitchen with worktops incorporating a one and a half bowl stainless steel sink drainer and a mixture of base and drawers under with wall units over. There is a built in fridge/freezer, space is provided for a cooker with hood over and windows to both the rear and side aspect. A serving hatch back to the dining room.

BEDROOM ONE 3.81M X 3.21M (12'5" X 10'6")

With built in wardrobes and window to the rear aspect overlooking the garden.

BEDROOM TWO 3.17M X 2.81M (10'4" X 9'2")

With built in wardrobes and window to the front aspect.

BEDROOM THREE 3.18M X 2.56M (10'5" X 8'4")

Window to the rear aspect overlooking the rear garden.

BATHROOM

Comprising suite with panel bath and tiled splashback with electric shower over. There is a pedestal wash hand basin, w.c., part tiling to the walls, shaver socket and obscured window to the rear aspect.

From the kitchen there is a door back to a rear hallway with door to the outside and service door to the garage.

OUTSIDE

To the front of the property there is a parking area with space for several vehicles with pedestrian access down both sides of the property.

GARAGE 5.7M X 4M NARROWING TO 2.9M (18'8" X 13'1" NARROWING TO 9'6")

With electric roller door, power, light, window to the side aspect, oil fired boiler and plumbing for washing machine with doorway to

WORKSHOP 4.12M X 3.03M (13'6" X 9'11")

A useful space with windows to both the front and side aspect. Power, light and half glazed door to the rear garden.

REAR GARDEN

A real feature of this property is this generous rear garden on a relatively level plot enclosed by a mixture of walls and fencing with several lawned areas interspersed with beds housing mature plants, trees and shrubs. There is a patio seating area with glazed door that lead back into the lounge. There are two greenhouses and a useful shed.

SERVICES

Mains electricity, water and drainage.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

On entering Mullion follow the one way system through the village passing the Spar shop then take the next right., Bear left at the Old Inn public house into Lender Lane. Take the first turning left signposted Laflouder Fields, take the first left follow the road around to the right proceed to the next right hand corner and turn left. The property will be found down a lane immediately on the right.

What 3 Words - tallest.newest.taxed

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

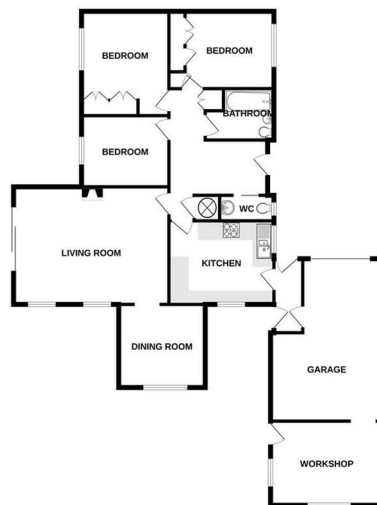
DATE DETAILS PREPARED

11th March 2024

75 LAFLOUDER FIELDS, MULLION, TR12 7EJ

PRICE GUIDE £375,000

GROUND FLOOR
1391 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.3 sq.m.) approx.
These notes are intended to provide a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



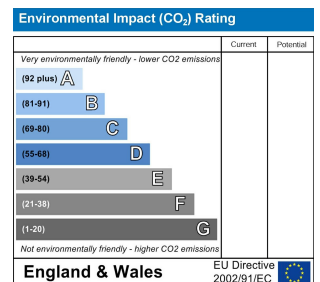
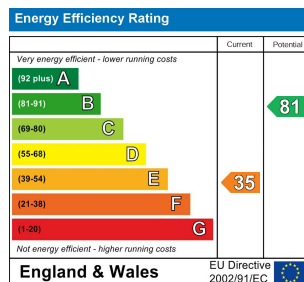
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