

CHRISTOPHERS

ESTATE AGENTS



Situated on a well regarded residential development within the ever popular coastal village of Mullion is this pleasant three bedroom semi-detached house with an allocated parking space.



Enjoying a pleasant cul-de-sac setting this modern house is conveniently situated for the village and all the amenities it has to offer. Highlights include a spacious lounge with French doors opening out onto an enclosed rear garden and patio - a perfect place to sit out and relax. Refinements include double glazing and oil fired central heating.

The accommodation in brief comprises on the ground floor, a hallway, cloakroom, fitted kitchen/dining room and lounge with French doors to an enclosed garden to the rear. On the first floor there are three bedrooms and a family bathroom.

Outside the garden, to the front, has been designed with ease of maintenance in mind with a selection of established plants and shrubs being bordered with Cornish hedging. There is an allocated parking space to the front of the residence, whilst a pathway to the side leads on to the rear garden, where there is a patio area and an area of lawn, adjacent flowerbeds together with a garden shed.

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, from sheltered valleys to moorland with superb countryside and 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 newly refurbished 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)

Door leading to

HALLWAY 4.90M IN LENGTH (16'0" IN LENGTH)

With recessed lighting staircase to the first floor, wood effect flooring and two understairs storage cupboards (one with an electric consumer unit and space for a washing machine). Doors off to the lounge, kitchen/dining room and -

CLOAKROOM 1.96M X 0.86M (6'5" X 2'9")

With low level W.C., wash handbasin with tiled splashback, tiled flooring and extractor.

KITCHEN/DINING ROOM 4.90M X 2.39M (16'0" X 7'10")

A modern fitted kitchen with a range of base and wall units with drawers under and wall cupboards over. There are Beech effect working top surfaces incorporating a stainless steel sink unit with drainer and mixer tap over. Integrated appliances include an electric double oven and hob with hood over, whilst spaces are provided for a dishwasher and freestanding fridge/freezer. There is partial tiling to the walls, recessed spotlighting, Firebird oil fired boiler, tiling to the floor and a window to the front aspect.

LOUNGE 4.57M X 3.99M (14'11" X 13'1")

A pleasant room with French doors leading out to the enclosed rear garden with windows to the rear aspect and a continuation of the wood effect flooring.

A staircase ascends to the first floor.

FIRST FLOOR LANDING 3.81 IN LENGTH (12'5" IN LENGTH)

With wooden balustrade, loft hatch to roof space, built-in airing cupboard and doors off to all three bedrooms and the -

BATHROOM

With white suite comprising a white panelled bath with thermostatic shower over, shower screen

BEDROOM ONE 4.06M TO FRONT OF WARDROBES X 2.59M (13'3" TO FRONT OF WARDROBES X 8'5")

A comfortable double bedroom with a range of built-in wardrobes with hanging space and shelving and a window with an outlook over the rear garden.

BEDROOM TWO 3.56M TO FRONT OF FITTED WARDROBES X 2.59M (11'8" TO FRONT OF FITTED WARDROBES X 8'5")

Double bedroom with built-in wardrobe with hanging rail and shelving and window with an outlook to the front.

BEDROOM THREE 2.97M X 1.85M (9'8" X 6'0")

With window to the rear aspect.

OUTSIDE

The garden to the front has been designed with ease of maintenance in mind having raised shrub areas bordered by Cornish hedging. Access down the side of the property leads to the rear garden which is enclosed and enjoys a good degree of privacy with a patio and lawned area with established beds at the borders. There is an oil tank.

GARDEN SHED 3.45M X 1.65M (11'3" X 5'4")

SERVICES

Mains water, electricity, drainage and oil fired heating.

AGENTS NOTE

There is a shared access path at the front of the property for the use of the residence and the neighbouring property at number 7.

COUNCIL TAX BAND

Council Tax Band B.

DIRECTIONS

On entering Mullion village turn left at the 'T' junction and follow the road down into Churchtown, around into Nansmellyon Road. Go past Mullion Post Office and take the first turning on the right just past the Co-op into Riviera Close. Carry straight on and number 18 is situated towards the end on the right hand side and is identifiable by our For Sale board.

ANTI-MONEY LAUNDERING

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

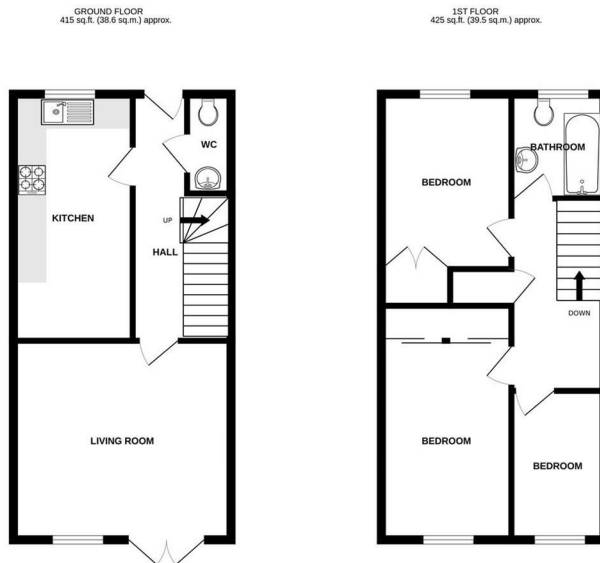
PROOF OF FINANCE - PURCHASERS

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

26th March, 2024.

8 RIVIERA CLOSE, MULLION, CORNWALL, TR12 7AW PRICE GUIDE £250,000



TOTAL FLOOR AREA: 840 sq. ft. (78.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission in the measurements. This applies to floorplans produced using any method for which we are not responsible. Measurements are given to the nearest millimetre and no guarantee as to their accuracy or efficiency can be given.
Marked with Reference 0224

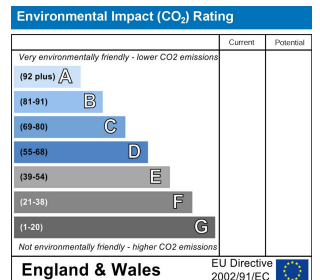
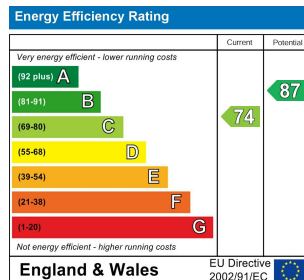


IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves 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.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com