



8 Riviera Close, Mullion, TR12 7AW

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

8 Riviera Close

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- FREEHOLD
- COUNCIL TAX BAND B
- EPC - C74

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 16'0" in length (4.90m 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 6'5" x 2'9" (1.96m x 0.86m)

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

KITCHEN/DINING ROOM 16'0" x 7'10" (4.90m x 2.39m)

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 14'11" x 13'1" (4.57m x 3.99m)

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 12'5" in length (3.81 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 13'3" to front of wardrobes x 8'5" (4.06m to front of wardrobes x 2.59m)

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 11'8" to front of fitted wardrobes x 8'5" (3.56m to front of fitted wardrobes x 2.59m)

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

BEDROOM THREE 9'8" x 6'0" (2.97m x 1.85m)

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 11'3" x 5'4" (3.45m x 1.65m)

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

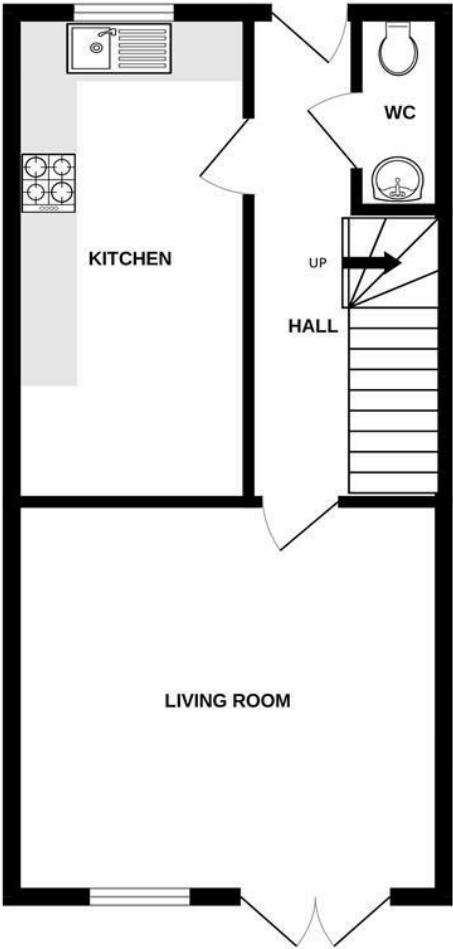
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

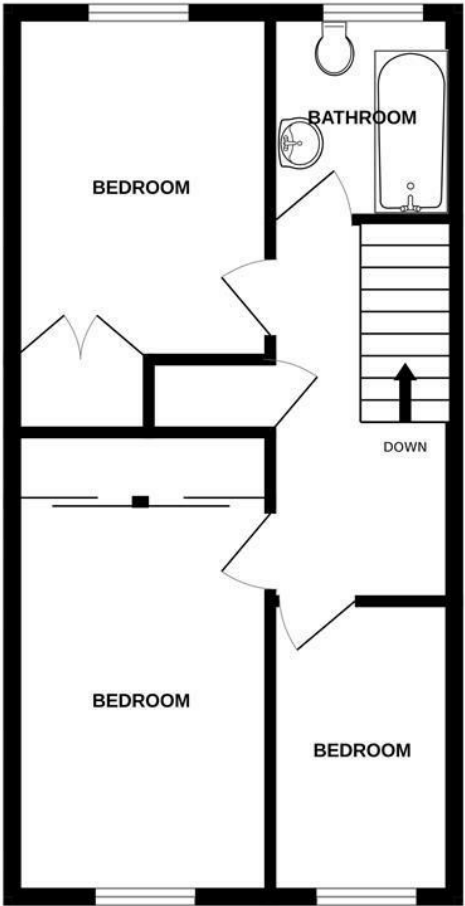
26th March, 2024.



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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