

CHRISTOPHERS

ESTATE AGENTS



A three/four bedroom, detached dormer bungalow in the highly regarded Laflouder Fields area of Mullion. Although in need of some updating to realise its full potential, the property offers the basis of a nicely proportioned family home with a view to the sea from the first floor.



The accommodation in brief comprises, on the ground floor, an entrance hallway, lounge, W.C., kitchen, bedroom three and bedroom four/dining room. To the rear of the property there is a large conservatory/sun room. On the first floor there are two bedrooms, both with views to the sea in the distance and a bathroom. To the outside there is a driveway with parking that leads to a generously sized garage and a lawn area. To the rear there is a nicely enclosed garden and, in many parts, it offers good degrees of privacy.

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 with glazed side panel leads to the -

ENTRANCE HALLWAY

With doors to -

W.C.

With close coupled W.C. and wash handbasin.

LOUNGE 5.84M X 3.93M (19'1" X 12'10")

With windows to both the front and rear aspects. LPG feature fire with back boiler. With door to the -

CONSERVATORY/SUN ROOM 9.7M X 2.48M (31'9" X 8'1")

The room runs nearly the whole width of the property. A triple aspect room with glazed doors and windows overlooking the rear garden. There is a further door back to the dining room. Plumbing for washing machine and a sink drainer unit.

DINING ROOM/BEDROOM FOUR 2.8M X 2.7M (9'2" X 8'10")

With window and door back to the conservatory with further door through to the -

BEDROOM 3 2.8M X 2.7M (9'2" X 8'10")

With window to the rear aspect.

KITCHEN 3.2M X 2.83M (10'5" X 9'3")

With a dated fitted kitchen with a number of units, stainless steel sink drainer and space for cooker. There are doors back to the entrance hallway and a door back to a side hallway with door to the garage.

FIRST FLOOR LANDING

With window to the rear and storage cupboard. With doors to -

BEDROOM ONE 4M X 3.66M MAX - OF IRREGULAR SHAPE (13'1" X 12'0" MAX - OF IRREGULAR SHAPE)

With windows to both the side and front aspect, the latter of which enjoys a view over countryside to the sea in the distance. There are two eaves storage cupboards.

BEDROOM TWO 4M X 3.96M OF IRREGULAR SHAPE (13'1" X 12'11" OF IRREGULAR SHAPE)

With windows to the side and front aspects, the latter of which enjoys a view over open countryside towards the sea in the distance. There are two eaves storage cupboards.

BATHROOM

With a suite that comprises a panelled bath with mixer shower arrangement over and tiled splashbacks. W.C., wash handbasin, heated towel rail and a cupboard with door to the immersion. Loft hatch to the roof space.

OUTSIDE

There is a gated driveway with parking that leads to the -

GARAGE 9.93M X 2.69M (32'6" X 8'9")

This double length garage has a remote control electric roller door and a window to the side aspect, power and light. There is a further door that leads to the side entrance area and back to the kitchen.

REAR GARDEN

The garden is of generous proportions, enclosed by a mixture of fencing and mature hedging. From many points the garden enjoys good degrees of privacy. There is a lawn area, patio seating area, useful shed and further potting shed. Outside tap.

SERVICES

Mains electricity, water, 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.

COUNCIL TAX

Council Tax Band D.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

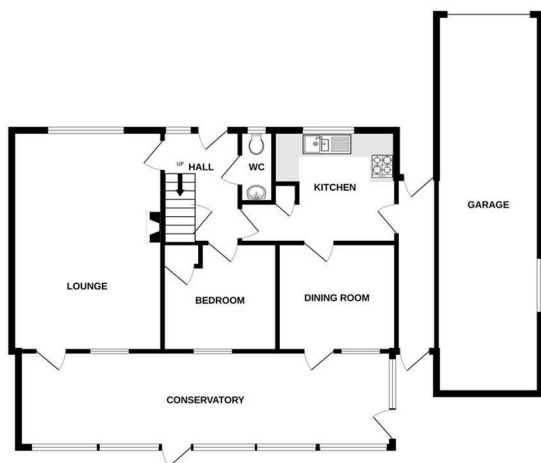
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

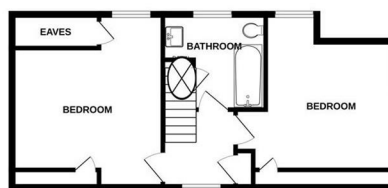
15th April, 2024.

TREGEA 38 LAFLOUNDER FIELDS, MULLION, TR12 7EJ PRICE GUIDE £395,000

GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.6 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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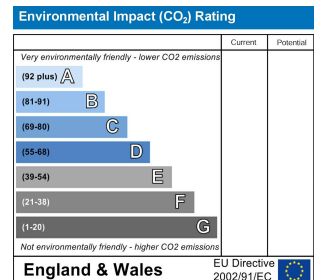
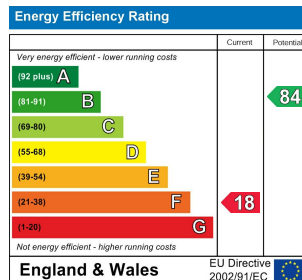


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