

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a nicely presented, three bedroom detached bungalow situated in a tucked away position and enjoying far reaching rural views in the popular coastal village of Mullion



Conveniently situated for the village with far reaching rural views to the front and enjoying generous well stocked gardens this lovely property is presented in good order both internally and externally. There is also a driveway with parking and a garage.

The property benefits from many improvements made during the owners' tenure, including air source heating, extensive insulation works and solar panels much improving its energy performance rating.

The accommodation, in brief, provides an entrance porch, L shaped hallway, lounge/diner, fitted kitchen leading on to the triple aspect conservatory overlooking the garden, three bedrooms, shower room and cloakroom.

Mullion is the largest village on the Lizard Peninsula which has been designated as "an area of outstanding natural beauty". From sheltered valleys to moor land the district boasts some superb countryside and rugged coastline. The Lizard is also peppered with quaint fishing coves, beautiful beaches, along with the majestic beauty and renowned sailing waters of the Helford River being within easy reach.

Mullion offers a good range of facilities, including shops to cater for everyday needs, 18 hole links golf course, Catholic, Anglican and Methodist churches, a health centre and pharmacy. It boasts an attractive harbour and two beaches and sits on the bus route. Schooling includes comprehensive and primary along with the village nursery.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door leading to -

#### ENTRANCE PORCH 1.85M X 1.12M (6'0" X 3'8")

A triple aspect room with far reaching rural views leading to the hallway which has a loft hatch to the roof space, wood effect laminate flooring and doors to -

#### LOUNGE/DINER 7.16M X 3.4M NARROWING TO 2.49M (23'5" X 11'1" NARROWING TO 8'2" )

A dual aspect room with far reaching rural views to the front with glazed sliding door leading out on to the rear garden.

#### KITCHEN 3.72M X 3.18M (12'2" X 10'5" )

A fitted kitchen with wood effect worktops that incorporate a ceramic hob with splash back and hood over, built in oven and a stainless steel sink drainer with mixer tap. A mix of base and drawer units under, wall units over, feature shelving, space is provided for a washing machine and a dishwasher and there is a window and stable style door to the rear aspect. The room has wood effect laminate flooring.

#### HALLWAY

With two storage cupboards, one of which houses the immersion heater, loft hatch to the roof space and doors to -

#### CLOAKROOM

With a w.c with concealed cistern and window to the rear aspect.

#### SHOWER ROOM

A wet room style with anti slip flooring and shower with glass screen and easy clean splash backs, W.C., wash handbasin set into a vanity unit with storage, ladder style drying radiator and window to the rear aspect.

#### BEDROOM ONE 3.58M X 3.45M MAX MEASUREMENTS (11'8" X 11'3" MAX MEASUREMENTS )

With a window to the front aspect that enjoys the far reaching rural views.

#### BEDROOM TWO 3.51M X 2.9M (11'6" X 9'6" )

With a window to the rear aspect enjoying an outlook over the garden.

#### BEDROOM THREE 2.6M X 2.52M (8'6" X 8'3")

Window to the front aspect, again enjoying the far reaching rural views.

From the kitchen a door leads to the -

#### CONSERVATORY 3.3M X 2.71M (10'9" X 8'10" )

A lovely triple aspect room with tiled floor and glazed doors leading out on to the garden.

#### OUTSIDE

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

#### GARAGE 4.75M X 2.54M (15'7" X 8'3" )

With power and light.

#### GARDEN

The lovely gardens wrap themselves round the property and are mature with areas of lawn, flower and shrub beds. There is a patio area, ornamental pond and outbuildings comprising a garden shed with power and light and summer house.

## SERVICES

Mains water, electricity and drainage.

## 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/>

## 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 village, you will pass the school on your left hand side, take the first left into Tregellas Road where the property will be found up a drive a short distance on the left hand side.

## AGENTS NOTE

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

## COUNCIL TAX

Council Tax Band C.

## ANTI-MONEY LAUNDERING

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

## PROOF OF FINANCE - PURCHASERS

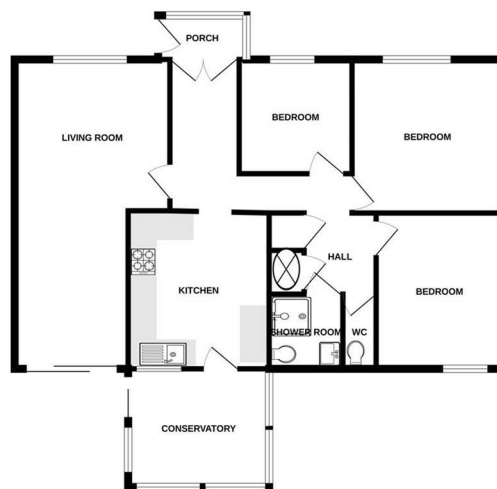
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

30th July, 2014.

# TANGLEWOOD 2 TREGELLAS ROAD, MULLION, TR12 7DX PRICE GUIDE £325,000

GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, measurements of floor, ceiling, ground and any other parts are approximate and we accept no responsibility 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.



**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>97</b>
	(81-91) <b>B</b>	<b>83</b>	
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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