

# CHRISTOPHERS

ESTATE AGENTS



A nicely presented three bedroom end of terraced property with a garage in the popular coastal village of Mullion.



This well proportioned property offers the basis of a nice family home in this popular village benefitting from double glazing and modern electrical heating.

The accommodation in brief on the ground floor comprises an entrance area, lounge and nicely fitted kitchen/diner to whilst to the first floor there are three bedrooms and a family bathroom.

To the outside and at the rear there is a parking space and garage along with enclosed gardens.

Mullion is the largest village on the Lizard Peninsula which itself plays host to many clubs, societies and organisations. It offers a good range of facilities, including shops to cater for everyday needs, both primary and comprehensive schools and a nursery. There is an 18 hole links golf course, Catholic, Anglican and Methodist Churches, a health centre and pharmacy. It boasts an attractive harbour and two beaches.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### PART GLAZED DOOR WITH SIDE PANEL LEADING TO

##### ENTRANCE AREA

With under stairs storage cupboard and arch through to the -

##### LOUNGE 3.9M X 3.48M (12'9" X 11'5")

With a window to the front aspect and part glazed door to -

##### KITCHEN/DINER 5.45M X 3.28M (MAXIMUM MEASUREMENTS) (17'10" X 10'9" (MAXIMUM MEASUREMENTS))

A nice airy space with windows and glazed door to the rear aspect. A fitted kitchen with stone and wood effect worktops that incorporate a ceramic hob with hood over and a one and a half bowl stainless steel sink drainer with attractive tiled splash backs. There are a mixture of base and drawer units under with wall units over, spaces for washing machine and dishwasher, wood effect laminate flooring and under stairs storage cupboard.

##### FIRST FLOOR LANDING

With airing cupboard housing the immersion with a slatted shelf, loft hatch to roof space and door to -

##### BEDROOM ONE 3.54M X 3M (11'7" X 9'10")

With a view over other properties to open countryside and the sea in the distance over Mounts Bay.

##### BEDROOM TWO 3.62M X 3.38M (11'10" X 11'1")

Window to the front aspect.

##### BEDROOM THREE 2.72M X 2M (8'11" X 6'6")

Window to the front aspect.

##### BATHROOM

Comprising suite with panelled bath and mixer shower arrangement over, easy clean splash back, glass screen and Mira Sport electric shower over. Pedestal wash hand basin, close coupled w.c., part tiling to the walls, extractor, wood effect laminate flooring and window to the rear.

##### GARDENS

To the front of the property there is a lawned and graveled area whilst to the rear there is a nicely enclosed garden with lawn area and beds at its borders. There is a service gate back to the parking space and leads to the -

##### GARAGE 4.9M X 2.44M (16'0" X 8'0")

With up and over door, power and light.

##### AGENTS NOTE ONE

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.

##### AGENTS NOTE TWO

We are advised that in 2021 the property was rewired and five Elnur electric heaters were installed and the windows and two external doors were replaced.

##### AGENTS NOTE THREE

We are advised that some enhancement works have been carried out in the kitchen and are due to be signed off in the near future by Building Control.

## SERVICES

Mains water, electricity 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 village, you will pass the school on your left hand side, take the first left into Tregellas Road. Proceed up the hill along the road and there will be a turning to the right and the property will be found in the bottom right hand corner.

## COUNCIL TAX BAND

Band B

## MOBILE AND BROADBAND COVERAGE

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 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

4th September 2024

**45 TREGELLAS ROAD, MULLION, CORNWALL,  
TR12 7DX  
PRICE GUIDE £235,000**

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](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)