

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented three bedroom, terraced ex authority house in the popular coastal village of Mullion.



Being beautifully presented both internally and externally, the property offers the basis of a lovely family home in this popular village. The property is subject to a local area restriction which in essence means you have to have lived and worked in Cornwall for the last three years to qualify to buy it.

The accommodation in brief provides on the ground floor an entrance hallway, lounge with glazed doors leading out onto a lovely conservatory, fitted kitchen, utility room and cloakroom. To the first floor there are three bedrooms and a nicely appointed family bathroom.

To the outside and at the front there is a garden whilst to the rear there is a further garden which is nicely enclosed and planted with shrubs and plants.

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)

##### HALF GLAZED DOOR TO

##### ENTRANCE HALL

With turning staircase to first floor, attractive pendant light and glazed doors to -

##### LOUNGE 5M X 3.72M MAXIMUM MEASUREMENTS (16'4" X 12'2" MAXIMUM MEASUREMENTS)

With feature fire with attractive stone effect surround and hearth, window to the front aspect and sliding glazed door with glazed side panel to -

##### CONSERVATORY 3M X 2.78M (9'10" X 9'1")

A lovely dual aspect space with there is tiled floor, glazed roof and windows that look out onto the garden and a set of patio doors leading out onto the garden.

##### KITCHEN 5.1M X 3.145M NARROWING TO 2.55M (16'8" X 10'3" NARROWING TO 8'4")

Comprising an attractive wood kitchen with stone effect worktops incorporating a one and a half bowl stainless steel sink drainer unit with mixer tap arrangement and tiled splashbacks, space is provided for a cooker with stainless steel chimney hood over. A mixture of base and drawer units with wall units over providing good storage. Grant oil boiler, built in fridge and dishwasher, tiling to the floor and window to the rear aspect overlooking the garden. A half glazed door leads out onto the rear garden and glazed door to the inner hallway with doors to -

##### CLOAKROOM

Close coupled w.c., wash hand basin set into a vanity unit, tiling to the walls and floor and window to the front aspect.

##### UTILITY ROOM 2.42M X 2.19M (7'11" X 7'2")

A useful room with stone effect worktops with base units under, wall units over, attractive tiled splashbacks, spaces are provided for a washing machine, tumble dryer and freezer, tiling to the floor, window to the front aspect and service door leads out onto the front of the property.

A turning staircase rises to the first floor -

##### LANDING

Airing cupboard housing the immersion and has slatted shelving, a further large storage cupboard and doors to -

##### BEDROOM ONE 3.89M X 3.15M (12'9" X 10'4")

Built in wardrobe with mirrored doors having shelves and hanging space and window to the rear aspect with views out over the garden between other properties to open countryside beyond.

##### BEDROOM TWO 3.75M X 2.53M (12'3" X 8'3")

With built in wardrobe having mirrored doors with shelf and hanging space, loft hatch to the roof space and window to the rear aspect overlooking the garden.

##### BEDROOM THREE 2.79M X 2.46M MAXIMUM MEASUREMENTS (9'1" X 8'0" MAXIMUM MEASUREMENTS)

Window to the front aspect.

##### BATHROOM

With a fitted suite that comprises a panelled bath with concertina glass shower screen and Mira Sport shower over and tiled splashbacks. There is a close coupled w.c., pedestal wash hand basin, chrome ladder style drying radiator, mirrored medicine cabinet, tiling to the floor and obscured window to the front aspect.

##### OUTSIDE

To the front of the property there is a nicely enclosed garden with a gravelled area.

##### REAR GARDEN

Being nicely enclosed by a mixture of stone walls and hedging, a generous patio, raised seating and area planted with mature shrubs, outside tap and a useful shed.

## SERVICES

Mains water, drainage and electricity. Oil fired central heating.

## 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

From Helston, take the A3083 signposted to The Lizard, passing RNAS Culdrose on your left hand side. At the roundabout go straight on for The Lizard. Take the next right hand turning, marked Poldhu Cove, passing through the village of Cury, through Poldhu Cove and up the hill, entering the village of Mullion. Continue along The Commons past the Woodlands turning on the left hand side and take the next left turn into Redannack North. Follow the road up and around to the left take the next right and the property will be found at the top of the cul-de-sac.

## AGENTS NOTE

This property is subject to a local area restriction which in essence means you have to have lived or worked in Cornwall for the last three years. Purchasers must satisfy themselves with Cornwall council that they qualify.

## 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.

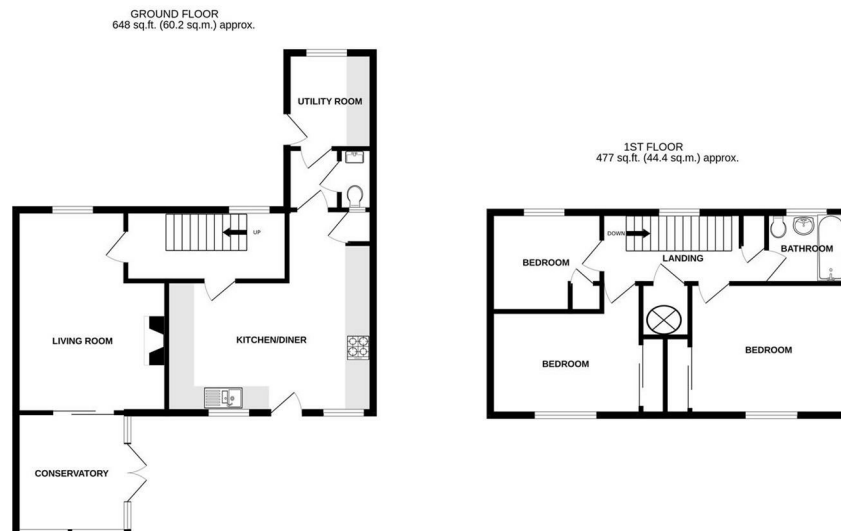
## PROOF OF FUNDS - PURCHASERS

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

27th September 2024

# 78 REDANNACK NORTH, MULLION, CORNWALL, TR12 7HE PRICE GUIDE £270,000



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and its 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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**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>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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			
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) <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			
England & Wales		EU Directive 2002/91/EC	

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