



37 Park En Venton, Mullion, TR12 7JH

£395,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## 37 Park En Venton

- AIR SOURCE CENTRAL HEATING
- OFFERS THE BASIS OF A FINE FAMILY HOME
- HUGELY POPULAR VILLAGE
- MODERN THREE BEDROOM DETACHED HOUSE
- PRESENTED IN SUPER ORDER
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- GARDENS AND PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC C-79

An opportunity to purchase a modern three bedroom detached house presented in super order in a well regarded residential area in the popular coastal village of Mullion.

This modern property was built in 2018 benefiting from the remainder of the ten year buildings structural warranty. It also benefits from modern air source central heating and double glazing.

It offers the basis of a fine family home in this hugely popular coastal village.

The accommodation in brief comprises an entrance porch, hallway, lounge (with French doors out onto the garden), beautifully appointed kitchen/diner and a cloakroom. On the first floor there are three bedrooms, the master of which is en-suite and enjoys views over miles of rolling Cornish countryside.

There is a parking space for two cars to the front and an integral garage. Garden to the front and rear, the latter of which is nicely enclosed and enjoys super rural outlook.









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. The village has both primary and comprehensive schools and a nursery, 18 hole links golf course, Catholic, Anglican and Methodist Churches, a health centre and Boots pharmacy. It boasts an attractive harbour and two beaches.

**THE ACCOMMODATION COMPRISES (dimensions approx)**

**PART GLAZED DOOR LEADS TO ENTRANCE PORCH**

**ENTRANCE PORCH**

With a service door back into to the garage.

**DOOR TO ENTRANCE HALLWAY**

**ENTRANCE HALLWAY**

With a turning staircase rising to the first floor and a door to the cloakroom.

**CLOAKROOM**

With a dual flush w.c., pedestal wash hand basin with an attractive tiled splash back, extractor and tiling to the floor.

**LOUNGE 21'1" x 9'11" (6.45 x 3.04)**

A nice airy space with windows to the front aspect and glazed French doors onto to the rear aspect overlooking the garden with miles of open countryside as your view.

**KITCHEN/DINER 17'1" x 9'1" (5.21 x 2.79)**

With a modern high gloss cream fitted kitchen with wood effect worktops, that incorporate a ceramic hob with stainless steel splashback and Zanussi chimney style hood over. Built-in appliances include a Zanussi stainless oven, dishwasher and a fridge/freezer. Plumbing for washing machine. There are a mix of base and drawer units under, wall cupboards over. Glazed French doors lead out onto the garden and has nice views over open countryside. Large storage cupboard and attractive tiling to the floors.



#### FROM THE ENTRANCE HALLWAY

A turning staircase leads to the first floor landing with a window at the half landing with loft hatch to the roof space and a door to the master bedroom

#### MASTER BEDROOM 10'9" x 9'2" (3.29 x 2.817)

With a large picture window to the rear aspect overlooking the garden and onward over miles of rolling Cornish countryside. There is a built-in wardrobe with shelf and hanging space and a door to the en-suite shower room.

#### EN-SUITE SHOWER ROOM

With glazed and tiled walk-in shower cubicle, dual flush w.c., pedestal wash hand basin set on a vanity unit with storage under and tiled splashback with a feature mirror over. A chrome style towel drying radiator, extractor, with obscure window to the side aspect and an attractive tiling to the floor.

#### BEDROOM TWO 9'8" x 10'7" (2.97 x 3.25)

With a window to the front aspect.

#### BEDROOM THREE 10'1" x 7'7" (3.09 x 2.33)

With a window to the rear aspect, again enjoying the superb rural outlook.

#### BATHROOM

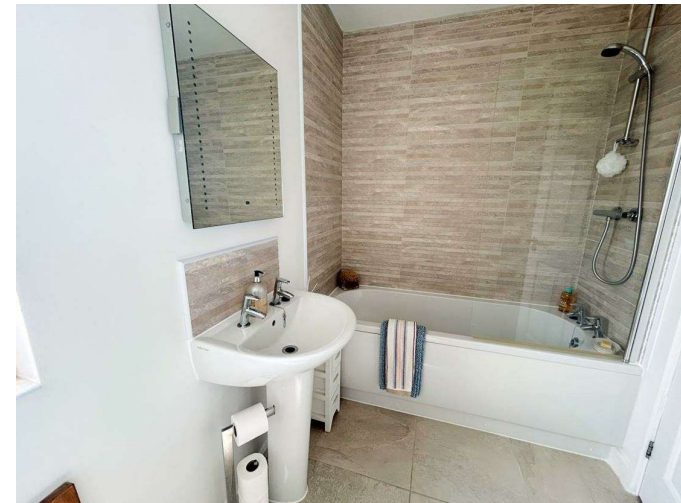
With a white suite comprising panelled bath, an attractive tiled splash back and shower over. A pedestal wash hand basin with tiled splash back and touch control feature mirror over, dual flush w.c., chrome towel drying radiator, extractor and attractive tiling to the floor.

#### OUTSIDE

To the front of the property is a driveway with parking for two vehicles that leads to the garage.

#### GARAGE 18'4" x 10'3" (5.61 x 3.14)

With an up and over door, power, light and service door back to the front porch.







#### **GARDENS**

The front garden is laid mainly to lawn, there is gated pedestrian access that leads to the rear garden. The rear garden is of good proportions, mainly laid to lawn with a Cornish hedge at the rear and a patio area. There are beds housing plants and shrubs and fabulous views over miles of open countryside are enjoyed,

#### **SERVICES**

Mains water, electricity and drainage,

#### **DIRECTIONS**

From the centre of the village, proceed past the Old Inn pub and take the turning to the left towards Poldhu. Take a right hand turn into Redannack North, take the next right right and follow the road up around to the left and the property will be found at the very end on the right hand side.

#### **VIEWING**

To view this property, or any other property we are offering for sale, please call the number on the reverse of the 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**

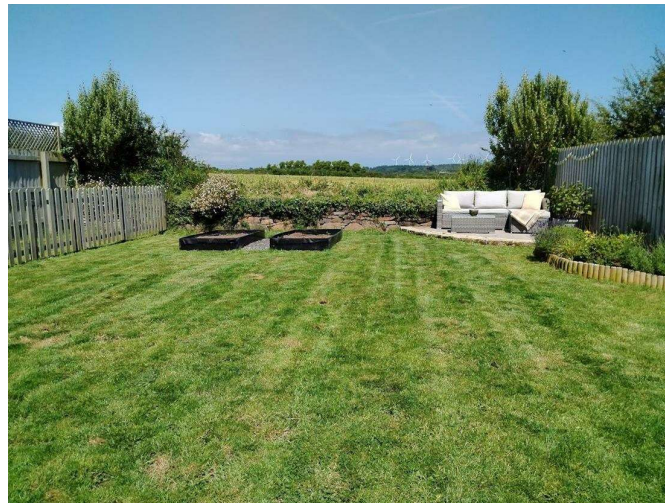
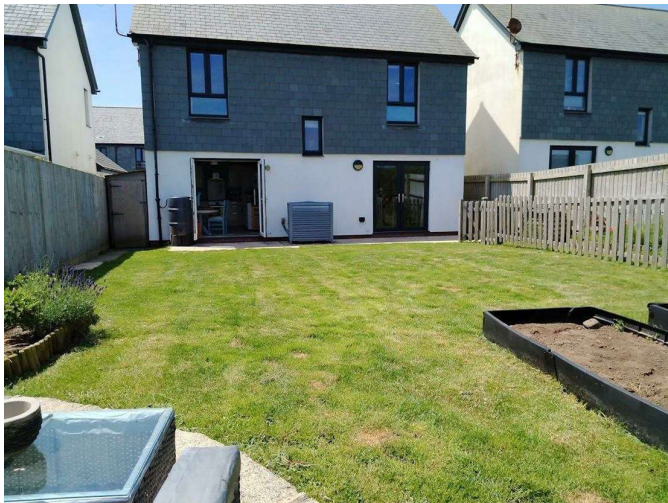
We are required by law to ask all purchasers for verified ID prior to instructing a sale

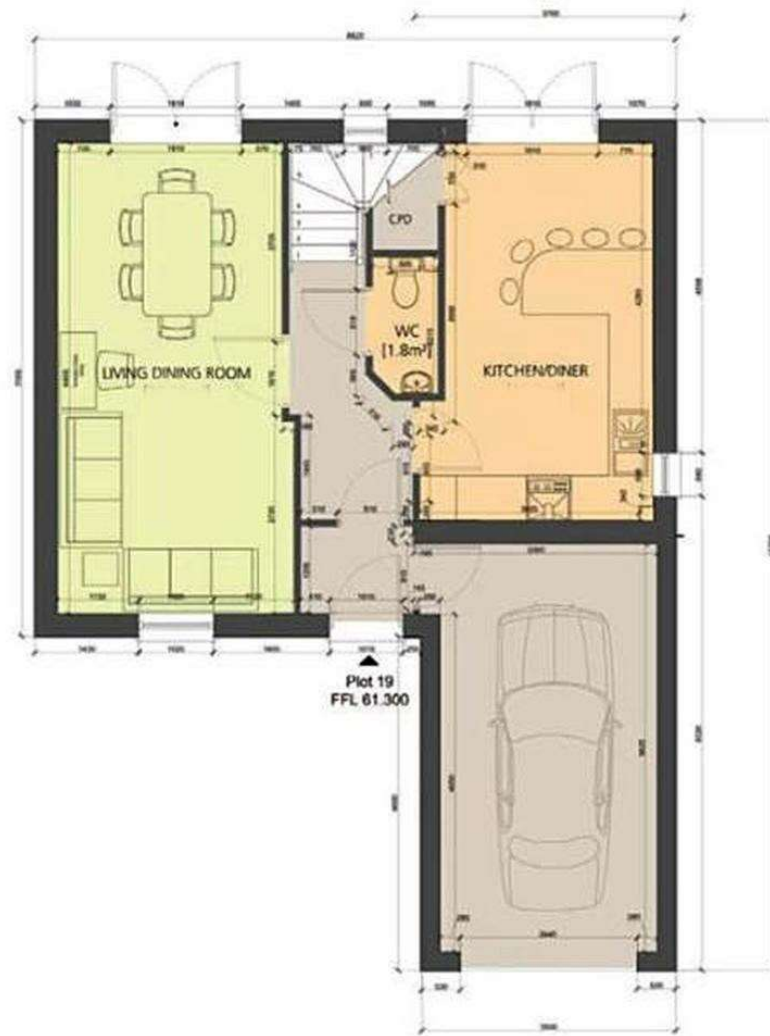
#### **PROOF OF FINANCE - PURCHASERS**

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.**

4th June 2025





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	79	
(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		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Information Act (2011) 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 carpets 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. Lease 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.





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