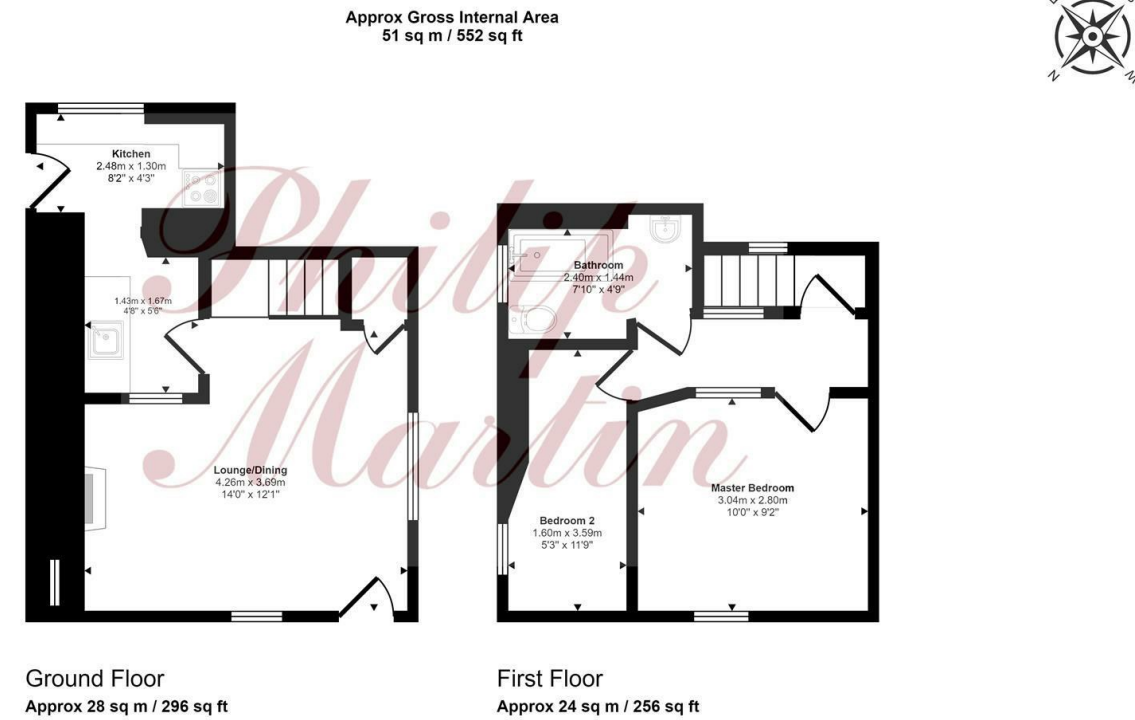


ST. AUSTELL ROW, ST. MAWES

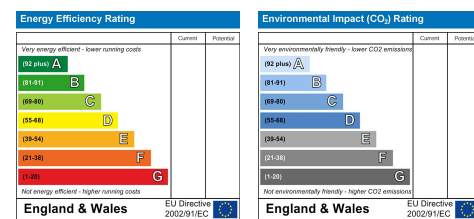


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- 2 Bedrooms
- Bathroom
- Lounge/Dining Room
- Kitchen

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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8 ST. AUSTELL ROW, ST. MAWES, TRURO, CORNWALL, TR2 5AQ
END OF TERRACE CHARACTER COTTAGE

Situated in a quiet and tucked away location with little passing traffic yet only yards from the beach below the Idle Rocks.

A perfect bolthole or holiday let in St Mawes.

No chain and vacant possession.

GUIDE PRICE £450,000

www.philip-martin.co.uk

CONTACT US

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3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

GENERAL COMMENTS

Porthole is a charming character cottage located in a prime spot, mere yards from the Idle Rocks yet nestled along a quiet, no-through road. This property is perfect as a lock-up-and-leave, holiday home, or holiday rental, making it a rare opportunity in St Mawes within this price range that should not be overlooked. The blend of convenience and location makes Porthole an exceptional find for those seeking a retreat or an investment in St Mawes. Its proximity to the village and amenities ensures that you can enjoy the best of St Mawes while having a peaceful haven to return to.

The cottage features a lounge/dining room with a wood-burning stove and a kitchen on the ground floor. The first floor comprises two bedrooms and a bathroom.

ST MAWES

St. Mawes has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a good village store, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club. The Roseland Peninsula is designated as an area of outstanding natural beauty which offers superb scenery, walks and a number of beautiful beaches. A regular bus service connects to the Cathedral city of Truro and a passenger ferry services historic Falmouth and the King Harry car ferry provides a quicker commute to Falmouth and Truro.

In greater detail the accommodation comprises (all measurements are approximate):

LOUNGE/DINING ROOM

13'11" x 12'1" (4.26 x 3.69)

**KITCHEN**

5'5" x 4'8" (1.67 x 1.43)

REAR KITCHEN

8'1" x 4'3" (2.48 x 1.30)

FIRST FLOOR**MASTER BEDROOM**

9'11" x 9'2" (3.04 x 2.80)

BEDROOM 2

11'9" x 5'2" (3.59 x 1.60)

BATHROOM

7'10" x 4'8" (2.40 x 1.44)

OUTSIDE

There is a pedestrian path which leads along the side of the property and through to the rear where there is space for a small table and two chairs. There is a right of way through to a neighbouring property.

SERVICES

Mains electric, water and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

**DATA PROTECTION**

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

Band C

