

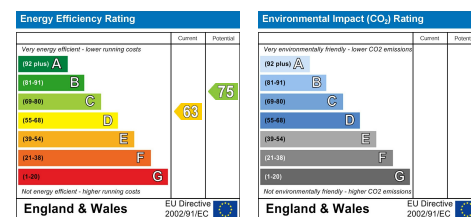
MEVAGISSEY



KEY FEATURES

- Three/Four Bedrooms
- Open Plan Living Space
- Bathroom, Cloakroom
- Dressing Room
- Two Balconies
- Master En Suite
- Kitchen With Integral Appliances
- Study/Fourth Bedroom
- Integral Garage
- No Chain

ENERGY PERFORMANCE RATING



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11 THE NET LOFTS, VALLEY ROAD, MEVAGISSEY, PL26 6AP

BEAUTIFULLY PRESENTED FOUR STOREY TOWNHOUSE

Located on the very edge of the village within a level walk of the centre and harbour.

Spacious accommodation over four floors.

Three/Four bedrooms - master with en suite, large open plan kitchen, dining and sitting room, cloakroom, study (or fourth bedroom). Integral garage. Dressing room. Courtyard garden.

Juliet Balcony. Double Glazing. Electric Heating.

Freehold. Council Tax Band D. EPC D. No Chain.

GUIDE PRICE £297,500

GENERAL COMMENTS

A very spacious townhouse located on the very edge of Mevagissey, within level walking distance of the village and harbour. Built in 2008, the property forms part of The Net Lofts which are architecturally designed modern houses. Whilst there is little outside space the property does benefit from a balcony off the first floor sitting room and a small terrace on the ground floor that both enjoy views over the rear park and stream and the afternoon and evening sun.

The property is beautifully presented with accommodation spread over four floors including the integral garage on the ground floor. The house has a contemporary feel and is finished to a very high standard. It has been used as a second home and holiday let and therefore it is possible to purchase as a going concern with all the furniture subject to negotiation.

The accommodation includes: Ground floor hallway with access to the integral garage, cloakroom, study/bedroom four with access to the rear garden terrace. First floor has the open plan living, kitchen and dining room with balcony. Second floor has two bedrooms, bathroom and study. Third floor has the master bedroom with en-suite shower room and dressing room. An internal viewing is essential.

LOCATION

Mevagissey is well known to tourists as a fishing village on the south Cornish coast and is particularly noteworthy for its harbour and quaint fishermen's cottages in the narrow streets. There are many local shops and facilities within Mevagissey. St. Austell lies about five miles north and the city of Truro with its Cathedral and fine shopping centre is about fifteen miles away (about half an hour's driving

distance). Notable attractions of the area include the Lost Gardens of Heligan (about three miles from the property) and the Eden Project which is just east of St. Austell. The whole area is recognised as being of outstanding natural beauty and much of the nearby coastline is owned and protected by the National Trust.

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

LOWER GROUND FLOOR

ENTRANCE HALL

Glazed entrance door and side window. Stairs leading to first floor. Space and plumbing for washing machine and space for tumble drier. Door to integral garage. Airing cupboard housing electric boiler.

CLOAKROOM

Low level w.c, wash hand basin, window to rear, extractor fan.

STUDY/BEDROOM

8'7" x 6'7" (2.64m x 2.02)

Sliding patio doors opening into rear courtyard garden enjoying views over the park. Radiator. Engineered oak floor.

REAR COURTYARD GARDEN

Space for sitting out enjoying views over the park and the afternoon and evening sun.

INTEGRAL GARAGE

13'3" x 8'8" (4.06m x 2.65m)

Up and over garage door. Light and power.



FIRST FLOOR

OPEN PLAN LIVING/KITCHEN/DINING ROOM

22'10" x 15'6" (6.96m x 4.74m)

A well proportioned twin aspect room with two windows to front and one to rear plus sliding patio doors with Juliet balcony enjoying views over the park. Excellent range of base and eye level units. Solid wood worktops. Breakfast bar. Integral appliances including double oven, ceramic hob with glass splashback and extractor hood over, dishwasher, coffee machine, fridge and freezer. Living area with feature curved wall leading around to dining area with bench seating and storage underneath.

SECOND FLOOR

BEDROOM TWO

15'6" x 6'10" (4.74m x 2.09m)

Two windows to front. Radiator.

BATHROOM

A tiled room with white suite comprising low level w.c, vanity sink unit, panel Jacuzzi bath with glass shower screen and shower above. Tiled floor. Spotlights, extractor fan, heated towel rail.

BEDROOM THREE

9'7" x 8'7" (2.94m x 2.64m)

Window overlooking the rear park. Radiator.

BEDROOM FOUR/STUDY

6'5" x 5'6" (1.98m x 1.70m)

Window to rear enjoying views over the park. Radiator.

THIRD FLOOR

MASTER BEDROOM

15'5" x 15'1" (4.72m x 4.61m)

A very large, well proportioned room. Window to front. Velux window, radiator.

ENSUITE

A tiled room with white suite comprising low level w.c, circular sink unit, corner shower cubicle. Velux window. Heated towel rail. Tiled floor. Extractor Fan.

DRESSING ROOM

Velux window. Radiator. Spotlights. Built in wardrobe and storage.

SERVICES

Mains water, electric and drainage are connected.

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.

DIRECTIONS

Upon entering Mevagissey on the B3273 the property can be easily found on your right hand side.

