

35 Trevenner Lane
Marazion, TR17 0BL







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CALLING ALL LOCAL BUYERS!! Located on Trevenner Lane of Marazion, just a short walk to the centre of the village and Doctors is this end terrace house which offers a perfect blend of comfort and style. Boasting two double bedrooms, this property provides a light and airy atmosphere. The heart of this home is the inviting kitchen/diner, ideal for social gatherings, complemented by a convenient utility room for all your storage needs. The living room exudes warmth with a log burner, creating a cosy ambiance, while the patio doors open up to the garden, seamlessly blending indoor and outdoor living.

As you gaze out from the property, you are treated to distant sea views towards the iconic St Michael's Mount, adding a touch of tranquillity to your everyday life. The enclosed rear garden is complemented with a raised decked area perfect for al fresco dining and a lawned area edged by a boarded flower bed allowing you to add extra colour to the garden.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £270,000**Location**

Nestled along the picturesque coastline of Cornwall, Marazion exudes charm and character, making it a sought-after destination for those seeking the quintessential seaside lifestyle. Situated just a stone's throw away from the iconic St. Michael's Mount, Marazion offers a unique blend of history, natural beauty, and modern convenience. This enchanting coastal town boasts stunning views of Mount's Bay and the distant horizon, creating an idyllic backdrop for daily living. Whether strolling along the sandy shores, exploring the quaint streets lined with charming cottages and boutique shops, or indulging in fresh seafood at one of the local eateries, Marazion captivates residents and visitors alike with its timeless allure. Conveniently located within easy reach of major transport links, including the A30 and nearby railway stations, Marazion provides effortless connectivity to neighboring towns ensuring both convenience and accessibility for residents.

Accommodation

Entrance Hallway
Kitchen/Diner
Utility Room
Living Room
Stairs to First Floor Landing

Family Bathroom

Bedroom Two

Bedroom One

Outside

The rear garden is enclosed on all sides and primarily laid to lawn, providing a lush green space that is perfect for relaxation or play. Adding to the garden's appeal is a raised decked area, which serves as an additional seating area. This elevated platform is a real suntrap and ideal for outdoor dining and entertaining.,

Outbuildings

Providing a fantastic amount of storage.

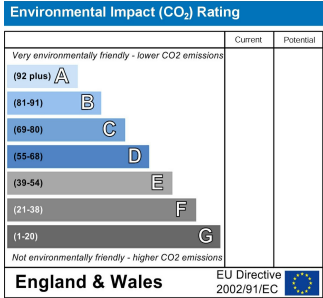
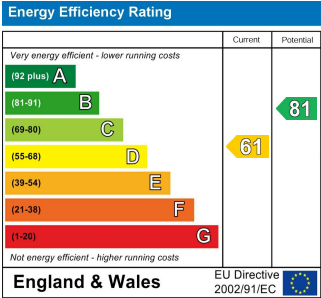
Parking

There is a gravelled driveway providing off road parking for two vehicles.

Services

Mains water, electricity and drainage. Air source heating.

Council Tax Band- A



Agents Note One

The property is subject to a 157 Local Housing Restriction which means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.

Agents Note Two

Prospective purchasers should be aware that conditional planning permission has been granted on a neighbouring property with the following reference number PA23/07275

Broadband and Mobile Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

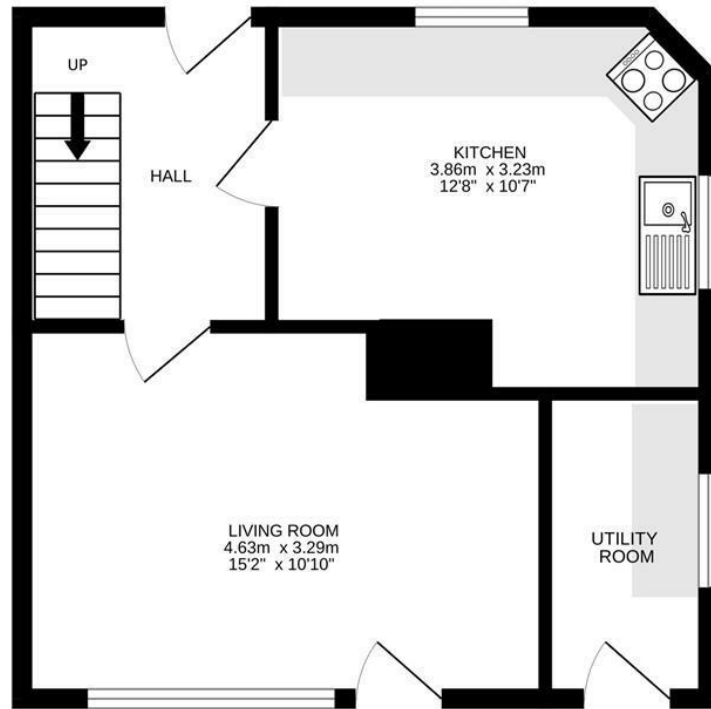
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

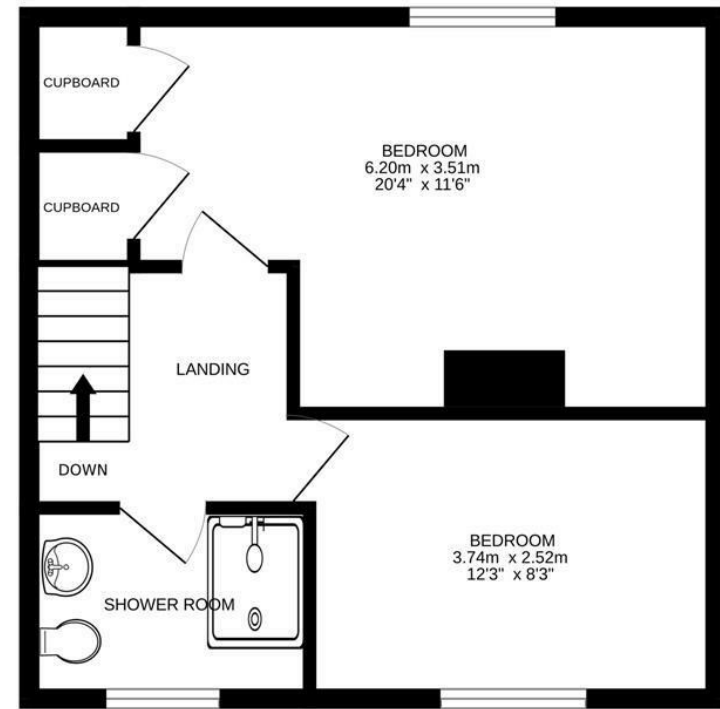
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

