

Eljon North Street Marazion, TR17 0EB





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Located in the centre of Marazion, a short distance from the galleries, shops and cafes as well as the famous St Michael's Mount. Approaching the property, looking down the road, you have amazing views towards St Michael's Mount and the causeway (depending upon the tide). Eljon is a period Grade II listed cottage with two double bedrooms as well as exposed beams in the living room. Having been owned by our vendor for over 50 years, the property is now ready for modernising and updating to turn into your dream home. It would make a wonderful home, or would be perfect as a bolt hole. On the ground floor is a living room, with sash window, a beamed ceiling, fireplace and period cupboards. The living room leads into the galley kitchen, which provides a blank canvas to design your own stylish cooking facilities. Additionally there is a large under stairs cupboard providing plenty of storage. On the first floor are two double bedrooms and a bathroom. We are delighted to be bringing to market this delightful period Grade II listed cottage in a central location in the popular village, which continues to increase in popularity. Being sold with no onward chain.



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

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Guide Price £200,000

Location

Set within the famous town of Marazion with flourishing local independent stores, coffee shops and being just seconds from the beach and tidal island of St Michael's Mount is this fantastic property! At low water a causeway links from the beach to the Mount and at high water passenger boats carry visitors between Marazion and St Michael's Mount. Marazion is a popular tourist area with an active community of artists who produce and sell paintings and pottery in the town's art galleries. The coastal market town of Penzance which provides excellent transport links to London Paddington and has a wide variety of shops and restaurants is also approximately two miles away.

Accommodation

Entrance Hallway

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Council Tax Band - C

Services

Mains electricity, water and drainage.

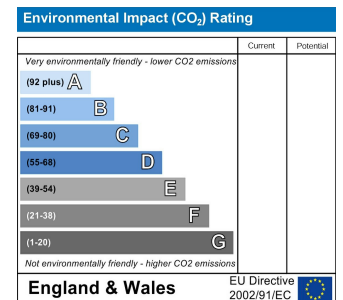
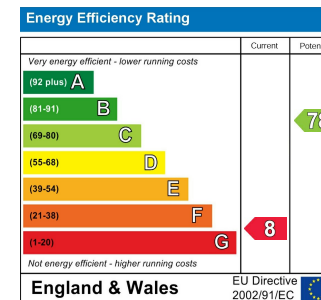
Agents Note

The vendor has advised us that the property is Grade II listed and subject to a flying freehold.

Agents Note Two

Our client has advised that Eljon has a right of way through the alley, across the two rear courtyards to the road to take rubbish and recycling to the roadside.





Broadband & Mobile Phone Coverage

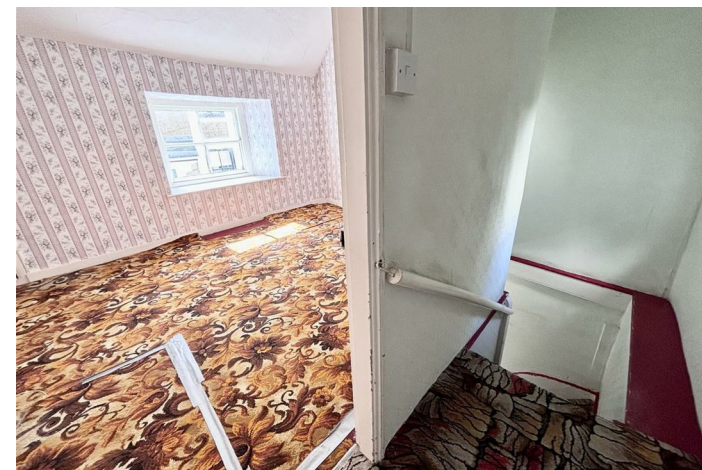
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations – Purchasers

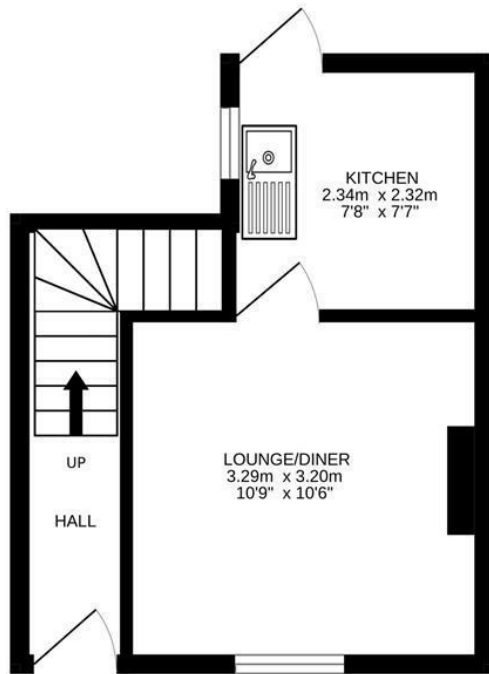
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

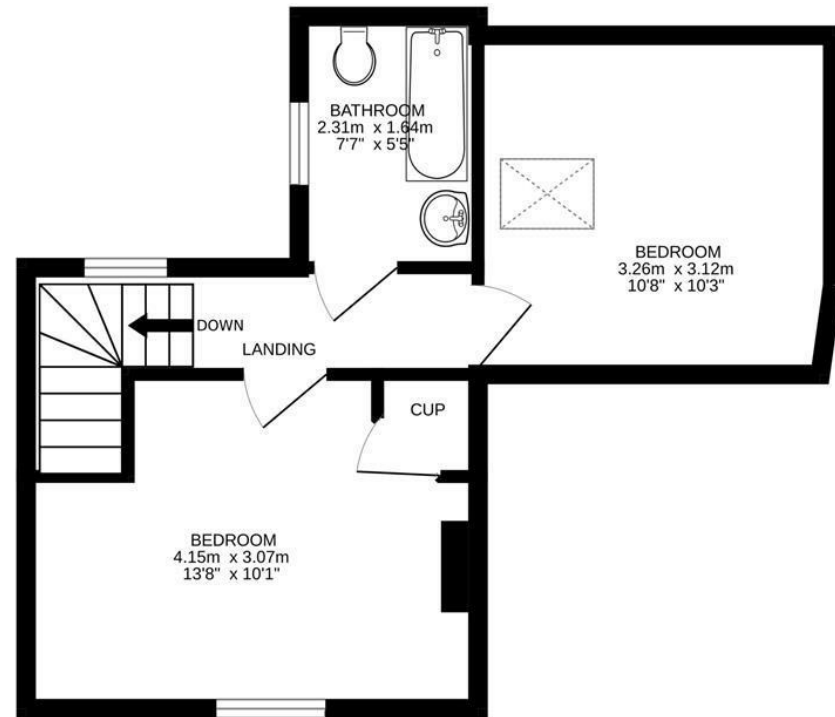
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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View within a short walk

