

8 Gibbons Fields

Mullion, TR12 7EA







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****BEING SOLD WITH NO ONWARD CHAIN**** Nestled in a sought after residential area near the village centre and secondary school, this three bedroom semi-detached bungalow offers comfortable living spaces and outdoor amenities. The large dual aspect lounge/diner floods the interior with natural light, thanks to patio doors that lead out to the garden—a perfect spot for social gatherings. The well equipped kitchen provides ample storage and worktop space, while the bathroom features both a separate bath and shower. Two double bedrooms, enhanced by built-in storage, complement a single bedroom that could serve as an ideal office. The property boasts an enclosed rear garden with a lawn and a patio area, as well as a convenient shed. At the front, a decent lawn and a garage with parking complete this great home.



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

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GUIDE PRICE £284,000

Location

Mullion is the largest village on the Lizard and has an excellent range of day to day facilities to include shops, inns, cafes and restaurants, craft shops and art galleries. There is a popular golf course close to the village and also a hotels with swimming pool and gym facilities available. Mullion is also renowned for it's high quality schooling with a popular primary school and exceptionally regarded Secondary School.

In the centre of the village stands the mainly 13th century church of St Mellanus, renowned for its richly-carved oak bench-ends depicting biblical scenes, including that of Jonah and the Whale.

Dramatic Mullion Cove is owned by the National Trust and has a pretty working harbour, protected from the winter gales by stout sea walls. The harbour was completed in 1895, when pilchard fishing was the main local industry and is still used by local fisherman. The old pilchard cellar and net store can still be seen.

Another unofficial local industry was smuggling!

There are a plethora of coastal walks accessible via the south west coastal path with stunning views to be enjoyed. Nearby Poldhu Cove is the perfect family beach, backed by sand dunes with a large car park nearby and a super café. Historic Church Cove can be walked to across the cliffs from Poldhu. Nearer to the village is Pollurian Cove which can be accessed via a footpath on an attractive clifftop walk, this is another fantastic family beach also popular with surfers.

Accommodation

Entrance Porch
Hallway
Lounge/Diner
Kitchen
Rear Porch
Bathroom
Bedroom Three
Bedroom One
Bedroom Two

Outside

The bungalow features both front and rear gardens. The enclosed rear garden, bordered by mature shrubs, ensures privacy. It boasts a patio area, an area of lawn, and an additional suntrap patio in the top corner—a perfect spot for relaxation. The front garden, mainly laid to lawn, awaits your creative touch.

Garage

with an up and over door providing a good amount of storage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			84
		38	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Parking

Off road parking in front of the garage.

Services

Mains water, drainage and electricity.

Council Tax Band- C**Broadband and 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

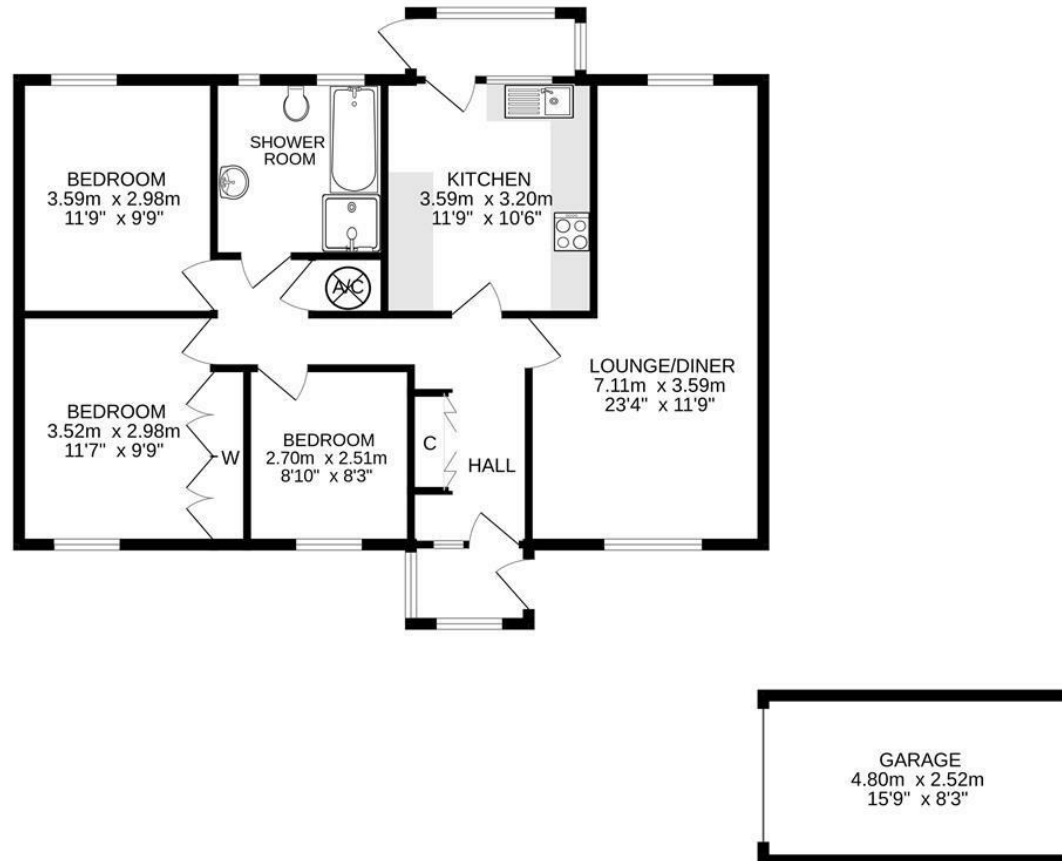
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

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



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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