

# 2 Gordon House, North Street Marazion, TR17 0ED









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Nestled on North Street in the charming town of Marazion, this semi-detached house offers a wonderful opportunity for those seeking a coastal retreat. Boasting one reception room, three bedrooms, and two bathrooms, this property is ideal for both permanent residency and holiday letting purposes. The proximity to the beach makes this home a seaside lover's dream come true. Imagine waking up to the sound of waves crashing and the fresh sea breeze right at your doorstep. With no onward chain, the process of making this property your own is made even smoother.

Convenience is key with this property, as it is just a leisurely stroll away from a plethora of amenities. Whether you fancy a quaint cafe, a local shop, or a charming restaurant, everything you need is within reach. Additionally, the close proximity to the iconic St Michaels Mount adds a touch of historical charm to the location. In conclusion, this semi-detached house in Marazion presents a fantastic opportunity for those looking to invest in a coastal property. Whether you are seeking a permanent residence or a holiday let, this home offers the perfect blend of comfort, convenience, and seaside living.



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

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**Guide price - £295,000**

**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 hall

Lounge kitchen dining room

Shower

Bedroom

Bedroom

Bedroom

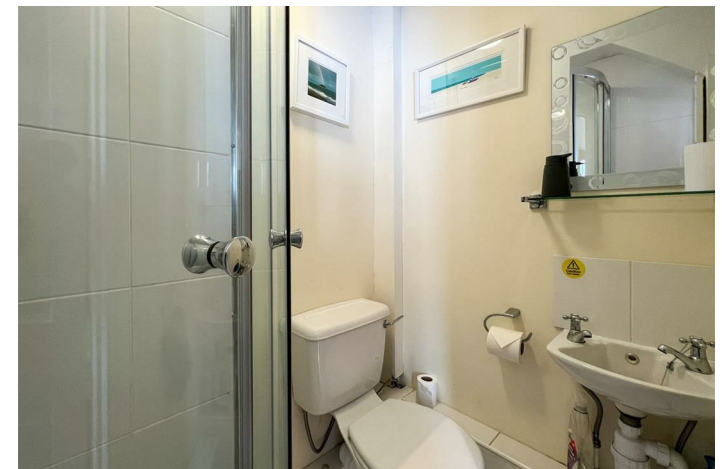
Bathroom

**Services**

Mains water, electricity and drainage.

**Agents note**

Prospective purchasers should be aware that our client has advised us that the property is eligible for a parking permit in the "long stay" car park which is a short walk from the property. Potential purchasers will have to make their own enquiries for this.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**Agents note two**

Please note that the photographs of the property were taken before the current tenant was in situ.

**Council Tax - Band C****Anti-Money Laundering Regulations**

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.

**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/>







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.



