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## Higher Fore Street, Marazion TR17

Guide Price £400,000

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- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOM COTTAGE
- LOVELY VIEWS TO MOUNTS BAY ACROSS TO ST MICHAELS MOUNT
- EXTREMELY WELL PRESENTED THROUGHOUT
- RAISED COMPOSITE DECKED SEATING AREA TO THE REAR
- SHORT DISTANCE TO THE TOWN AND BEACH
- MUST BE VIEWED TO BE APPRECIATED
- EPC RATING - E63 / COUNCIL TAX BAND - N/A



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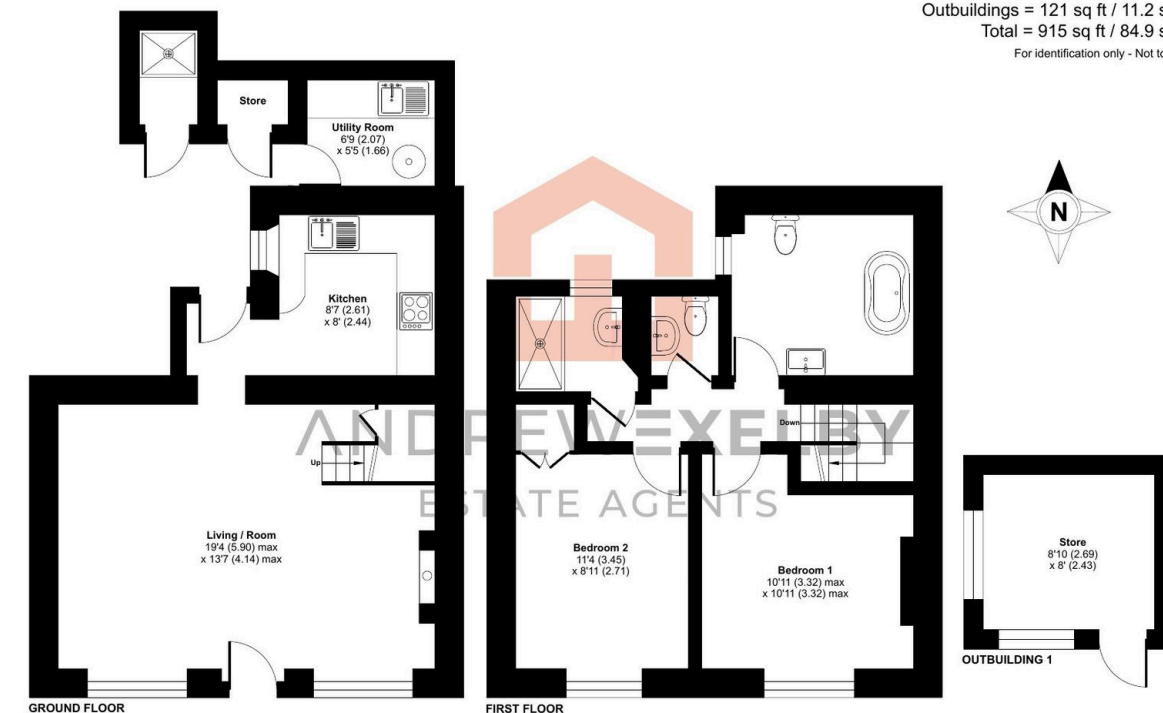
### Pilchards, Higher Fore Street, Marazion, TR17

Approximate Area = 794 sq ft / 73.7 sq m (excludes store)

Outbuildings = 121 sq ft / 11.2 sq m

Total = 915 sq ft / 84.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Exelby Estate Agents. REF: 1239145

Offered to the market with NO ONWARD CHAIN is this delightful two bedroom double fronted cottage that has undergone a schedule of improvement and sympathetic modernisation.