

38 Clifden Close
Mullion, TR12 7EQ







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Situated at the end of Clifden Close, this two bedroom end of terrace house offers easy access to the village centre and stunning coastal walks, providing the perfect blend of convenience and lifestyle.

The property requires some modernisation, presenting an exciting opportunity for buyers looking to create their ideal home. Inside, a light and airy living room provides a welcoming space to relax, while the kitchen/diner offers great potential for family meals and entertaining. A practical utility room with electricity and additional storage ensures you can keep the kitchen area uncluttered and functional. Upstairs, you'll find two comfortable double bedrooms and a family bathroom.

Outside is where this property truly shines. The large enclosed rear garden is mainly laid to lawn and offers an excellent blank canvas for landscaping, whether you dream of a vibrant garden retreat, a play area, or an outdoor entertaining space.



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Guide Price £230,000

Location

The property is located within close proximity to the centre of the thriving village of Mullion. The local school, shops, public houses, church, post office and health centre are all close by. Mullion is one of the largest villages on the Lizard Peninsula and as well as having an excellent range of amenities, there are stunning beaches and hotels right on the door stop. Helston town is approximately 8 miles away and has a further range of shops, public houses, cafes, well known supermarkets and a cottage hospital.

Accommodation

Entrance Hallway

Lounge 4.39 (14'4) x 2.96 (9'8)

Kitchen 3.39 (11'1) x 2.84 (9'3)

Utility Room

Cloakroom

Stairs to Landing

Bedroom One 4.39 (14'4) x 2.98 (9'9)

Bedroom Two 2.84 (9'3) x 2.85 (9'4)

Bathroom

Parking

Driveway parking providing off road parking for several vehicles.

Outside

The garden is a real standout feature of this home, offering a much larger outdoor space than is typically found in similar properties. Perfect for garden enthusiasts and families alike, it provides endless opportunities to enjoy and make the most of the space available.

Mainly laid to lawn, the garden offers plenty of room for outdoor entertaining, children's play areas, or simply relaxing and soaking up the surroundings. With ample scope for further landscaping, planting, or even the addition of outdoor seating and dining zones, it's a wonderful blank canvas ready to be tailored to your lifestyle.

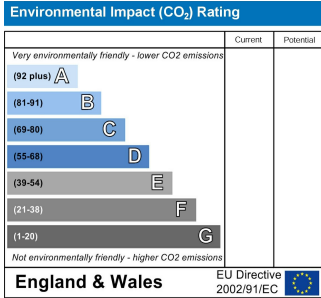
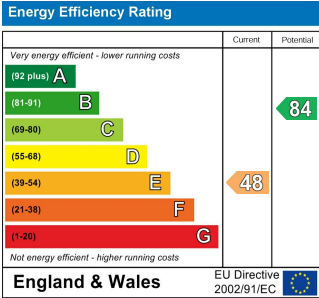
Services

Mains water, drainage and electricity.

Agents Note

The property is subject to a 157 Local Housing Restriction whereby it 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.

Council Tax Band- A

What3Words

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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.

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.

