



Toms Harbour Light, 29
Commercial Road, Mousehole,
Penzance, Cornwall, TR19 6QG









TOMS HARBOUR LIGHT, 29 COMMERCIAL ROAD, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6QG

£375,000 FREEHOLD

*** TWO BEDROOMS * FITTED KITCHEN * DOUBLE HEIGHT LIVING ROOM/DINING ROOM ***

*** PERIOD FEATURES * ELECTRIC CENTRAL HEATING ***

*** IDEAL YOUNG FAMILY HOME OR INVESTMENT PROPERTY ***

*** GOOD DECORATIVE ORDER THROUGHOUT * COURTYARD ***

*** CENTRAL POSITION * SHORT WALK TO HARBOUR WITH SANDY BEACHES ***

*** CONVENIENT FOR MOST AMENITIES * CONSERVATION AREA ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = G * COUNCIL TAX = RATED FOR BUSINESS USE (PREVIOUSLY BAND B) ***

*** APPROXIMATELY 54 SQUARE METRES ***

A well presented, centrally located, two bedroom detached cottage which has been well cared for by the present vendor and therefore, is offered for sale in good decorative order throughout. Toms Harbour Light have been used as a successful holiday let over the years and really needs to be viewed internally to appreciate to the full.

The present vendors have maintained the property to a high standard and a particularly attractive feature is the terraced courtyard to the rear, offering a good degree of privacy.

The property is centrally located within the popular fishing village of Mousehole, being a short stroll to the Harbour, with its small sandy beaches and most other amenities.

There is a regular bus service from Mousehole to Penzance, where there is a mainline station to London Paddington. Due to the popularity of properties such as this we recommend an early appointment.

Double glazed door to:

ENTRANCE HALL: Tiled flooring, understairs storage cupboard, radiator. Stairs down to:

LIVING ROOM: 16' 0" x 13' 0" (4.88m x 3.96m) Impressive double height pitched ceiling, brick fireplace with cast iron multi fuel burner set on a slate hearth with slate mantle over, two double glazed windows to front and sliding sash window to side, understairs storage cupboard, telephone point, laminated flooring, part exposed granite wall, two electric radiators.

KITCHEN: 9' 0" x 7' 0" (2.74m x 2.13m) Inset sink with mixer tap and cupboard below, range of fitted wall and base units, solid wood worksurfaces, complementary tiling, built in electric oven with four ring hob, two double glazed windows, tiled flooring, wall mounted electric boiler, radiator.

SHOWER ROOM: White suite comprising tiled shower cubicle with glazed door, vanity unit wash hand basin and cupboards below, low level WC, fully tiled walls, towel rail.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Double glazed window with sea glimpses, pitched ceiling, exposed A frame.

BEDROOM ONE: 9' 0" x 7' 0" (2.74m x 2.13m) UPVC double glazed window to front with tiled sill, exposed A frames, part exposed granite walls, electric radiator

BEDROOM TWO: 9' 0" x 6' 0" (2.74m x 1.83m) Exposed floorboards, double glazed window, exposed A frames, electric radiator.

OUTSIDE: To the rear of the property is a terraced courtyard area which offers a good degree of privacy.

NB: There is a pedestrian right of access over next door's drive to get to the front door of Toms Harbour Light, which is to the rear of the property.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///education.quit.premiums

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile signal for Vodafone which was poor. The property is built of granite under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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