



Kitchen Cottage, South Cliff,  
Mousehole, Cornwall, TR19 6QX

















**KITCHEN COTTAGE, SOUTH CLIFF, MOUSEHOLE, CORNWALL, TR19 6QX**

**£265,000 FREEHOLD**

- \* TWO BEDROOMS \* 29FT OPEN PLAN LIVING / KITCHEN / DINING ROOM \***
- \* FIRST FLOOR BATHROOM \* GOOD DECORATIVE ORDER THROUGHOUT \***
- \* MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION \***
- \* OWN COURTYARD TO THE FRONT WITH SOLE USE \***
- \* CENTRAL POSITION \* CLOSE PROXIMITY OF THE HARBOUR AND MOST AMENITIES \***
- \* IDEAL FOR A YOUNG FAMILY OR INVESTMENT \* NO ALLOCATED PARKING \***
- \* SOUGHT AFTER POSITION \* VIEWING RECOMMENDED \***
- \* EPC = F \* COUNCIL TAX BAND = B \* APPROXIMATELY 51 SQUARE METRES \***

A chance to acquire an extremely well presented two bedroom character cottage located in the centre of this popular village, away from passing traffic yet within close walking distance of most amenities. The property has been well cared for by the present vendor offering spacious accommodation over two floors and has been a successful holiday let over recent years. An attractive feature is the enclosed terrace to the front which is for the sole use of Kitchen Cottage and with its location being central for the harbour and beach, we would highly recommend an early appointment to view.

**STABLE DOOR TO:**

**OPEN PLAN LIVING / KITCHEN / DINING ROOM:** 29' 0" x 10' 0" (8.84m x 3.05m)

**LIVING ROOM:** Double glazed windows overlooking own courtyard, under stairs storage cupboard, tv point, two night storage radiators. Open plan to:

**KITCHEN AREA:** Single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, built in oven, four ring hob and extractor hood over, plumbing for washing machine and dishwasher, double glazed window overlooking own courtyard.

**STAIRS RISING TO:**

**FIRST FLOOR LANDING:** Double glazed window to the rear.

**BEDROOM ONE:** 10' 4" x 10' 3" (3.15m x 3.12m) Double glazed window overlooking own courtyard, electric radiator.

**BEDROOM TWO:** 10' 2" x 7' 1" (3.10m x 2.16m) Double glazed window overlooking own courtyard, access to roof space.

**BATHROOM:** White suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., double glazed window, built in airing cupboard housing water cylinder.

**OUTSIDE:** To the front of the property there is your own terraced courtyard with a good degree of privacy.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:** Via What3Words: [///backpacks.fishnet.riper](https://www.what3words.com/#!/backpacks.fishnet.riper)

**AGENTS NOTE:** We checked the phone O2 which was poor. The property is constructed of granite under a slate roof. We understand from Openreach.com that ADSL broadband should be available to the property.

**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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