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Putting your home on the map

**Millett Close,
Marazion**

**£175,000
Freehold**





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Property Introduction

Offered to the market with no chain, this end of terrace bungalow occupies a corner plot and boasts gardens to the front, side and rear.

Internally there is a lounge, a kitchen, two bedrooms and a bathroom.

The bungalow benefits from double glazing and air source heating.

We feel the property is attractively priced and will make a great first time buy or retirement purchase.

Location

Marazion is an ancient market town situated on the shores of Mount's Bay, it is a highly sought-after and regarded location and lies within the Cornwall Area of Outstanding Natural Beauty. St Michael's Mount and Castle lie approximately half a mile off-shore with a causeway linking it to the town at low tide. Marazion is a wonderful place to live with an active friendly community.

There are beautiful sandy beaches and lovely coastal walks to enjoy nearby. The town lies on a bus route to the larger market town of Penzance which is three miles away and has a mainline railway and bus station.

ACCOMMODATION COMPRISES

uPVC door to:-

ENTRANCE HALL

Radiator. Built-in cupboard. Doors to:-

BEDROOM ONE 11' 10" x 10' 1" (3.60m x 3.07m)

Double glazed window to front. Radiator.

BEDROOM TWO 8' 7" x 8' 4" (2.61m x 2.54m) maximum measurements

Double glazed window to rear. Radiator.

LOUNGE 13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed window to front. Radiator. TV point.

KITCHEN 11' 4" x 6' 8" (3.45m x 2.03m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Space for washing machine and tumble dryer. Glazed panel door to rear.

OUTSIDE

The generous level plot boasts good sized gardens to the front and side which are mainly laid to lawn and enclosed by metal fencing. To the rear there is a smaller area of garden incorporating a useful garden store.

SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTES

The Council Tax band is band 'A'. Please note, there is a stipulation in the title deeds that the property cannot be used as a holiday let.

DIRECTIONS

From the Fire Engine Inn proceed away from the town on Turnpike Road and then take the fourth turning left on to Boltern Road. The property will then be seen on the right hand side at the entrance to Millet Close. If using What3 words cowering.plant.foam

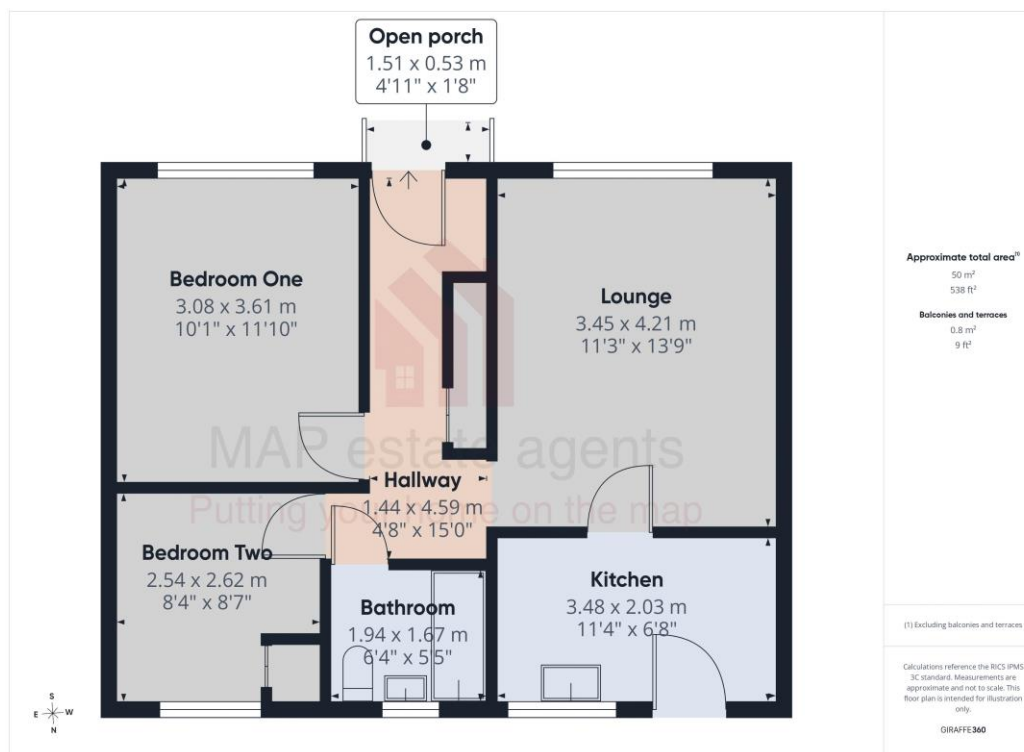


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End of terrace bungalow
- Two bedrooms
- Sea glimpses from lounge
- Gardens to front and rear
- Air source heating
- Double glazing
- Corner plot
- Offered for sale chain free



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