



Net Loft, Eden Place, Mousehole,  
Penzance, Cornwall, TR19 6RG



Marshall's

ESTATE AGENTS

**NET LOFT, EDEN PLACE, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6RG**

**£250,000 FREEHOLD**

**\* FORMER NET LOFT \* SEA VIEWS \* GOOD INCOME POTENTIAL \***

**\* CLOSE TO THE HARBOUR \* GROUND FLOOR BEDROOM \***

**\* SHOWER ROOM \* OPEN PLAN LIVING ROOM/KITCHEN WITH VAULTED CEILING \***

**\* NO ONWARD CHAIN \* EPC = TBC \* COUNCIL TAX BAND = B \***

A nicely presented Grade II listed two storey converted net loft, which is situated within the centre of the fishing village of Mousehole and within close proximity of the harbour. The accommodation comprises of an open plan living room/kitchen on the first floor with some integral appliances, open vaulted ceiling with skylight, windows to the front enjoying views across the village towards St Clements Island and Mount's Bay. Floating staircase descends to the ground floor, which comprises of the main bedroom with roll top bath, further stable door to the outside and door into the shower room with fully tiled shower cubicle, WC and vanity wash hand basin. The property, as previously mentioned, enjoys sea views from the front elevation and would make an ideal "lock up and leave" or a perfect holiday let, giving good income potential. The property is offered for sale with no onward chain and a viewing is highly recommended.

External granite steps to the first floor leads to

**STABLE DOOR:** Into:

**LIVING ROOM/KITCHEN:** 20' 0" x 12' 4" (6.10m x 3.76m) Multi pane sash windows to front enjoying sea views, vaulted ceiling with skylight, oak flooring. Kitchen area comprises of wall and base units with wooden worksurfaces, sink unit, integral hob, cooker, washing machine and undercounter fridge. Floating, illuminated wooden staircase descends to the ground floor:

**OPEN PLAN BEDROOM:** 16' 6" x 8' 8" (5.03m x 2.64m) Window and further stable door to outside, roll top free standing bath, wardrobes, fitted king size bed frame with wall lights over and inset spotlights, door to:

**SHOWER ROOM:** Fully tiled walls and floor, shower with electric shower over, vanity wash hand basin, WC, illuminated shaver mirror, heated towel rail.

**OUTSIDE:** Shared external steps to the side.

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

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of granite and block 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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