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Putting your home on the map

Shortwoods, Churchtown, Mullion, Helston

£310,000

Freehold







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Mullion, Helston

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Property Introduction

Situated within a small and select developments of just nine properties built in 2009 by a local builder, this lovely three bedroom terraced house offers well presented accommodation with a practical layout ideal for modern living.

The property features a generous lounge, a spacious kitchen/diner, perfect for everyday family life and entertaining. There are three well proportioned bedrooms and contemporary shower room on the first floor and a ground floor cloakroom adds further convenience.

Outside to the rear is a low maintenance garden ideal for relaxing and enjoying the outdoors without the upkeep. A particular appealing feature is the additional outside office/gym, providing a base for home working, exercise or hobbies.

The property also benefits from two allocated parking spaces.

Location

Mullion is the largest village on the Lizard Peninsula which itself plays host to mainland Britain's most southerly point. The area is one of 'Outstanding Natural Beauty' with much of it being in the ownership of the National Trust. From sheltered valleys to moorland, the district boasts some superb countryside which is enclosed in a beautiful frame that is the rugged coastline of the Lizard Peninsula. The Lizard is also peppered with quaint fishing coves, beautiful beaches, along with the majestic beauty and renowned sailing waters of the Helford River.

Mullion offers a good range of facilities, including shops to cater for everyday needs, both primary and comprehensive schools and a nursery, an 18-hole links golf course, Catholic, Anglican and Methodist churches, a health centre and a pharmacy. It boasts an attractive harbour, two beaches and the Polurrian Hotel has a leisure club with an indoor swimming pool.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

HALLWAY

Radiator. Doors off to:-

CLOAKROOM

Low level WC, wall hung wash hand basin with tiled surround. Radiator and extractor fan.

LOUNGE 17' 3" x 11' 3" (5.25m x 3.43m) plus stairs recess
A generous room with double glazed window, radiator and laminate flooring. Stairs leading up to the first floor with a useful understairs storage cupboard. Glazed door through to:-



KITCHEN/DINER 15' 6" x 9' 9" (4.72m x 2.97m)
Range of floor and wall mounted units with worktop over incorporating a one and a half bowl sink and drainer with tiled surround. Double glazed window. Integrated oven, hob over and extractor hood above. Space for fridge/freezer, space for dishwasher and space for washing machine/washer/dryer. Wall mounted oil combination boiler. Ceramic floor tiles and spotlighting. Space for dining table and radiator. Double glazed doors leading to the garden.

FIRST FLOOR LANDING
Storage shelved airing cupboard with radiator. Doors off to:-



BEDROOM ONE 16' 0" x 8' 6" (4.87m x 2.59m)
Double glazed window and radiator.

BEDROOM TWO 11' 1" x 8' 7" (3.38m x 2.61m)
Double glazed window, radiator and loft hatch.

BEDROOM THREE 9' 9" x 6' 6" (2.97m x 1.98m)
Double glazed window and radiator.

SHOWER ROOM
Low level WC, bidet, pedestal wash hand basin and shower cubicle housing electric shower. Heated towel rail and extractor fan.



OUTSIDE FRONT
To the front is a private pathway for residents and visitors to the properties in the development.

REAR GARDEN
The rear garden is private and enclosed on three sides by fencing with a pedestrian gate leading out to the two allocated parking spaces. Designed to be low maintenance with gravelled areas, raised beds and patio with space for two storage sheds. Oil storage tank. Outside tap.

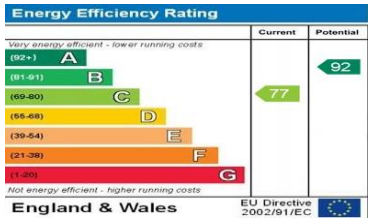
GARDEN ROOM 8' 8" x 5' 11" (2.64m x 1.80m)
An attractive clad building with double glazed window and door. Light and power connected. A useful space - currently used as a gym.

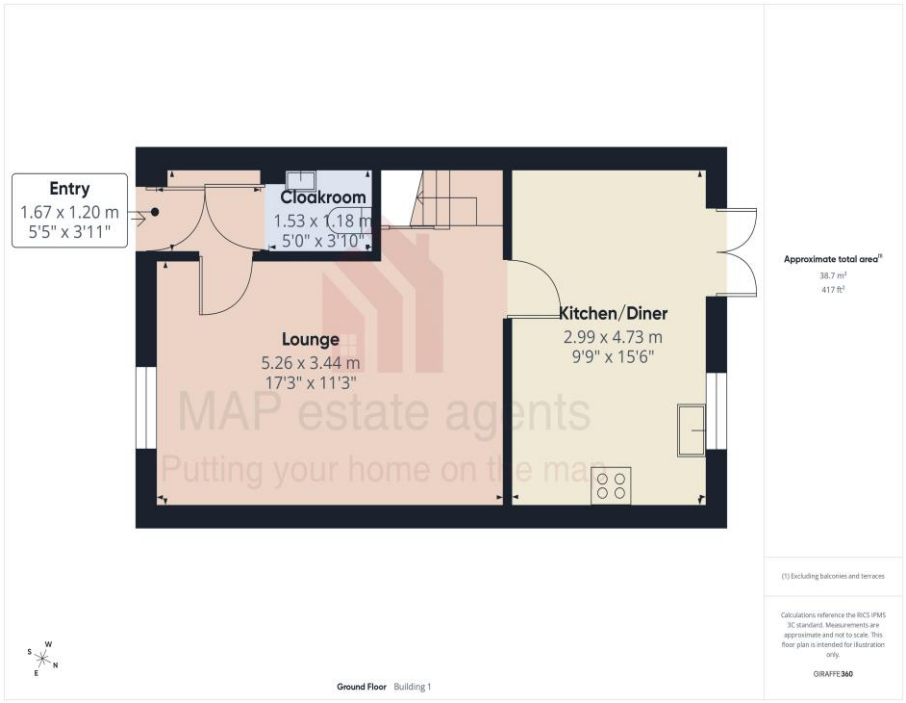


AGENT'S NOTE
The property is Council Tax band 'D'.

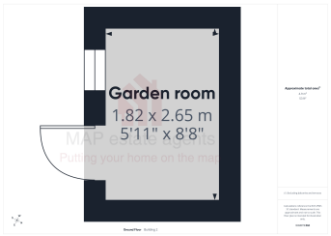
SERVICES
Mains water, mains drainage and mains electric. Oil heating.

DIRECTIONS
From Helston on the A3083 turn into Meaver Road and proceed along passing Mullion School on your left hand side, you will see shops ahead. Continue past Trewoon Road on your right and just after turn into Shortwoods on the right. The property is on the left. If using What3words:- shuttle.bloom.schooling









MAP's top reasons to view this home

- Small development close to amenities in Mullion
- One of 9 properties built by local builder in 2009
- Terraced house
- Modern kitchen/diner
- Generous lounge
- Three bedrooms
- Modern shower room and downstairs cloakroom
- Low maintenance rear garden
- Useful outside office/gym with lighting and power
- Two allocated parking spaces at rear

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