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Putting your home on the map

Merlin Place, Mousehole

£255,000

Freehold







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Property Introduction

Offered for sale with no onward chain, this two bedroom house is situated within walking distance of Mousehole harbour and the village amenities.

The property has a generous lounge/diner and kitchen on the ground floor with two double bedrooms and a bathroom on the first floor.

Gaining sea views from the front elevation and a walled rear garden, we feel this makes a most comfortable home. The property is warmed via an air source heating system and has double glazed windows.

Location

Merlin Place is situated close to the harbour and village amenities along with the beaches and the South West Coast Path.

Historically, Mousehole was one of the principal ports of Mount's Bay until the village was destroyed by the Spaniards in 1595. Today, Mousehole is a wonderful place to live and the locals are very proud of their village that enjoys a great sense of community. The harbour enjoys two small sandy beaches that are popular with locals and tourists alike.

The next village, Newlyn, lies just two miles away and the larger market town of Penzance is approximately three miles distant. Both are on the bus route from Mousehole.

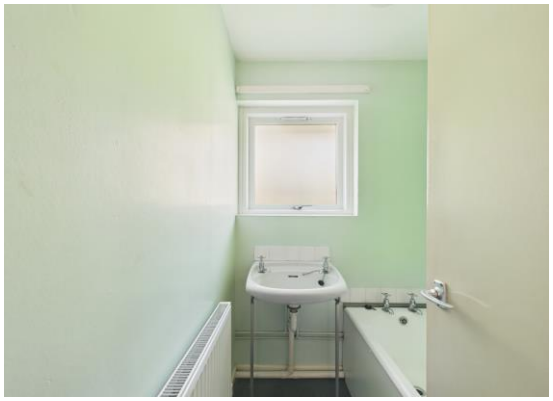
ACCOMMODATION COMPRISES

Glazed panel front door opening to:-

ENTRANCE HALL

Double glazed window to the front. Stairs to first floor and radiator. Doors off to:-

LOUNGE/DINER
LOUNGE AREA 12' 5" x 11' 3" (3.78m x 3.43m)
DINING AREA 9' 3" x 9' 0" (2.82m x 2.74m)
A spacious dual-aspect living space with double glazed windows to the front and rear. Telephone point and Television point. Two radiators. Door to:-



KITCHEN 9' 0" x 8' 11" (2.74m x 2.72m) plus doorway recess
Double glazed window to the rear and glazed panel door to the rear garden. Fitted with a matching range of wall and base units having adjoining roll top edge working surfaces. Stainless steel single drainer sink unit, space for cooker and built-in shelved cupboard.

From entrance hall, stairs rising to:-



FIRST FLOOR LANDING
Access hatch to loft space. Snoke alarm. Doors off to:-

BEDROOM ONE 15' 8" x 8' 7" (4.77m x 2.61m)
Double glazed window to the front enjoying views towards the harbour. Radiator.

BEDROOM TWO 11' 10" x 10' 4" (3.60m x 3.15m)
Double glazed window to the rear. Radiator.



BATHROOM
Obscure glass double glazed window to the rear. Fitted with a white suite comprising of a panelled bath and pedestal wash hand basin. Radiator.

WC
Obscure glass double glazed window to the rear. Fitted with a low level WC and radiator.

OUTSIDE
To the front of the property, there is a token gravelled fore garden. A private walled garden is found to the rear with a raised lawned area with flower and shrub borders. There is also a useful block-built store.



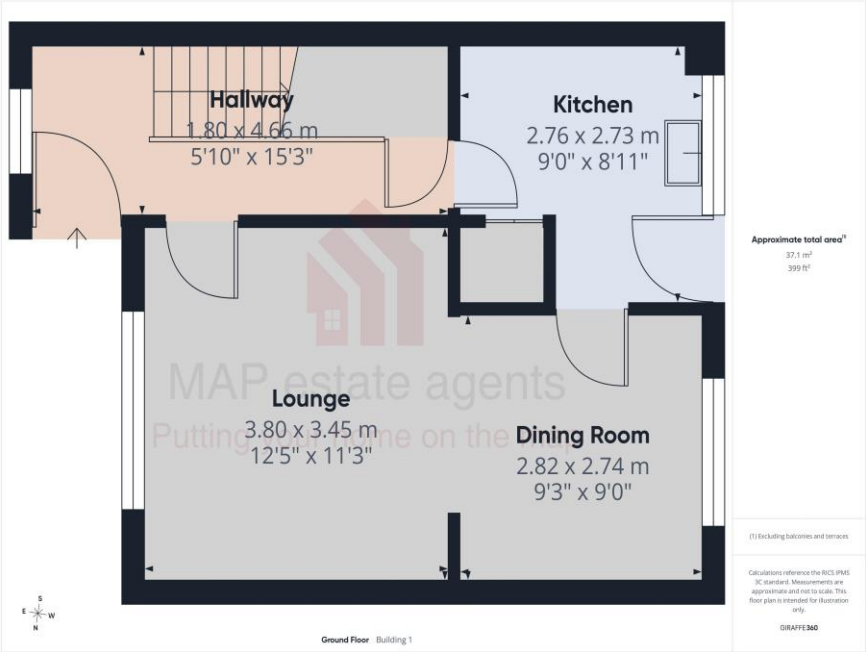
SERVICES
Mains water, mains electricity, mains drainage and air source heating system.

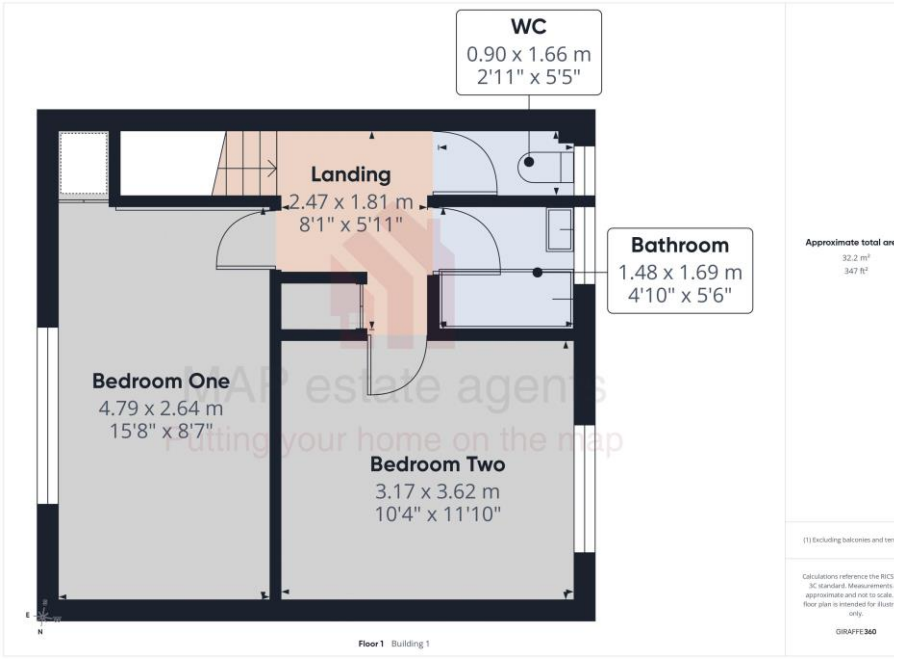
AGENT'S NOTE
The Council Tax Band for this property is Band 'B'.

Please note, the property is situated within a Conservation Area. There is a covenant in the title deeds that the property can only be used as a private dwelling house, therefore holiday letting is not permitted.

DIRECTIONS
From the harbour car park, proceed along the wharf passing 'The Ship Inn' on your right-hand side. Continue along Chapel Road and upon reaching 'The Ark' and turn left onto St Clements Terrace. Merlin Place will be found behind the garages and private parking area. If using What3words: unwanted.skill.myths









MAP's top reasons to view this home

- Sea views
- Two double bedrooms
- Walking distance to the harbour
- Double glazed
- Air source heating
- First floor bathroom
- Walled garden to the rear
- Outside store
- Chain-free sale

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