



**Trenance Court Nansmellyon Road, Mullion, TR12 7DH**

**£159,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Trenance Court Nansmellyon Road

- ONLY ABLE TO BE PURCHASED BY BUYERS AGED 55 YEARS OR OLDER
- SITUATED IN A TUCKED AWAY LOCATION
- TWO BEDROOM SEMI DETACHED BUNGALOW
- IN NEED OF SOME INTERNAL REFURBISHMENT AND IMPROVEMENT
- LIGHT AND AIRY LIVING SPACE
- FREEHOLD
- COUNCIL TAX B
- EPC D-58

Situated in a tucked away location in the ever popular coastal village of Mullion is this pleasant two bedroom semi detached bungalow.

Only able to be purchased by buyers aged 55 years or older (see Agents Note One below), the bungalow is conveniently located for access to a range of village amenities, including convenience stores, health centre and pharmacy. Whilst Mullion harbour, Polurrian beach and local hotels are just moments away.

Although in need of some internal refurbishment and improvement the residence offers the basis of a lovely home, enjoying a sunny outlook and being discretely located in a small cul de sac.

The open plan kitchen and lounge / dining room enjoys a dual aspect ensuring it is a light and airy living space, with a nice outlook to the front over the lawned front garden.

The second bedroom to the rear has a door which opens out to the garden and could be utilised as a separate dining room to suit a purchasers requirements.

Outside lies a neat lawned front garden, enclosed by a low wall with flower borders, whilst to the rear is a low maintenance patio garden with a stone chipped area.

The accommodation in brief comprises an open plan lounge/dining room and kitchen together with two bedrooms and a shower room. The bungalow benefits from double glazing and electric heating.











This bustling village is the largest village the Lizard Peninsula which has been designated as an area of outstanding natural beauty. It is peppered with picturesque fishing coves, beautiful beaches and many walks can be enjoyed along the south west coastal footpath. Mullion is an active village with many clubs, societies and organisations. Facilities include both primary and comprehensive schools and nursery, 18 hole links golf course, health centre and pharmacy. There is an attractive harbour which is in the ownership of the National Trust and two beaches.

More extensive amenities can be found in the nearby market town of Helston which has national stores and a leisure centre with indoor pool. The renowned sailing waters of the Helford river and Falmouth Bay are within easy reach. There is a mainline rail link with regular services to London Paddington at Redruth which is some eighteen miles distant. Newquay Airport is some forty three miles distant where there is a regular service to London Heathrow and other European destinations.

**THE ACCOMMODATION COMPRISES (measurements approx)**

**PART OBSCURE GLAZED DOOR TO**

**LOUNGE/DINING ROOM 14'4" (narrowing to 11'4") x 13'3" (narrowing to 8 (4.37m (narrowing to 3.45m) x 4.04m (narrowing to 2)**

An open plan room with a large window to the front aspect, electric night storage heater, opening to inner hallway, door to bedroom one and opening to the kitchen.

**KITCHEN 7'9" x 6'9" (2.36m x 2.06m)**

With working top surfaces incorporating a stainless steel sink with drainer and electric hob with hood over. There are a number of base cupboards and drawers with wall units above, whilst space is provided for a washing machine. There is a built-in electric oven, tiled splashback and tiled flooring. There is a window to the rear aspect.

**BEDROOM ONE 11' x 8'4" (3.35m x 2.54m)**

With Dimplex electric heater and window to the front aspect.

**INNER HALLWAY**

With a loft hatch to roof space, coat hanging rail and doors off to the shower room and bedroom two



### SHOWER ROOM

Having a low-level w.c, wash handbasin set within a vanity unit with a cupboard under and a shower enclosure with tile surround, housing an electric shower with attachment. There is tiling to the walls, an electric wall heater and an obscure glazed window to the rear aspect.

### BEDROOM TWO 10'4" x 10' (including airing cupboard) (3.15m x 3.05m (including airing cupboard))

Having an airing cupboard with hot water cylinder and a part glazed door to the rear garden.

### OUTSIDE

A shared gate and pathway lead on towards the bungalow and the well tended front garden which is laid largely to lawn with shrubs and plants at the borders. A pathway leads around the residence to an enclosed rear courtyard style garden which has been designed with ease of maintenance in mind having a patio and adjacent loose stone chipped area.

### SERVICES

Mains electricity, water and drainage

### AGENTS NOTE ONE

We are advised that the property is subject to an age restriction that requires the purchaser to be aged 55 years or over to be able to legally complete the purchase.

### COUNCIL TAX

Council Tax Band B

### DIRECTIONS

On entering Mullion village turn left at the 'T' junction and follow the road down into Churchtown, around into Nansmellyon Road. Go past the Co-op on the left hand side and take the left hand turning immediately after Mullion Village Hall, where the bungalow can be found on the left hand side.

### VIEWING

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.







#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>  
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### COUNCIL TAX

Council Tax Band B

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

30th July 2025



## Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 44.8 sq. metres (481.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>58</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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