



Jowders, Phillips Court, Marazion,
Cornwall, TR17 0AX







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£345,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM ***

*** SEA GLIMPSES * LOUNGE * KITCHEN/DINING ROOM ***

*** ENCLOSED COURTYARD WITH SUMMER HOUSE * PARKING ***

*** PERIOD FEATURES * FURNITURE AVAILABLE BY SEPARATE NEGOTIATION ***

*** SUCCESSFUL HOLIDAY LET * CONVENIENTLY POSITIONED ***

*** EPC = F * COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY BAND D) ***

*** APPROXIMATELY 68 SQUARE METRES ***

A beautifully presented terraced house situated on the outskirts of the popular coastal town of Marazion and, at present, is being successfully holiday let by the present owners. The property has spacious well proportioned living accommodation, which the present owners have maintained to a high standard and is therefore offered for sale in good decorative order throughout. The accommodation comprises of two large bedrooms and bathroom on the first floor, of which the bedrooms have sea and mount glimpses, there is a kitchen/diner and lounge on the ground floor. A particularly attractive feature is the enclosed courtyard, which gives access to the summer house and utility shed. The property also has its own parking space and furniture can be available by separate negotiation. The property has many character features and it's close to the sea front in Marazion and the present vendors have installed a battery system with low overnight tariff for storage heaters and water heating, which gives the property lower than average running costs. Due to the popularity of properties such as this and its location, we recommend an early appointment to avoid disappointment.

Stable door into:

KITCHEN/DINING ROOM: 14' 0" x 12' 3" (4.27m x 3.73m) Stairs rising with cupboard under, double glazed sash window to front with window seat, slate floor, night storage heater, range of base and wall cupboards with worksurfaces and tiling over, single drainer stainless steel sink unit, spotlights, plumbing for washing machine, dishwasher, space for undercounter fridge, electric cooker, hob set in feature fireplace, door to:

LOUNGE: Beamed ceiling, double glazed sash windows to front with window seat, night storage heater, fireplace to one wall (not used).

FIRST FLOOR LANDING: Night storage heater, doors to:

BEDROOM ONE: 13' 2" x 12' 4" (4.01m x 3.76m) Two windows to front, feature granite wall, open beamed A frame ceiling, electric panel heater.

BEDROOM TWO: 10' 1" x 9' 4" (3.07m x 2.84m) Double glazed window to front with window seat under, open beamed A frame ceiling, electric panel heater, loft storage.

BATHROOM: Window to front, underfloor heating bath with electric shower over, pedestal wash hand basin, WC, extractor fan, shaver light and point, heated towel rail.

OUTSIDE: Sunny enclosed courtyard with raised flower borders and sitting area leading to:

SUMMER HOUSE: 7' 0" x 6' 5" (2.13m x 1.96m) Double doors, window to side, slate flooring, exposed A frame, power and light.

FURTHER SHED: Power and light.

PARKING SPACE: The property has allocated parking space which is accessed via Praed's Lane.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///pays.dissolve.noun

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of granite 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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