

8 Trescoe Road  
Long Rock, TR20 8JZ







# 8 Trescoe Road Long Rock, TR20 8JZ

This charming two bedroom mid terrace cottage is ideally located within close proximity to the picturesque village of Marazion, renowned for its stunning coastal scenery, sandy beaches, and the iconic St Michael's Mount. The property offers a blend of character and practicality, making it an excellent choice for a main residence, holiday home, or investment opportunity.

The accommodation is arranged over two floors. On the ground floor, the property features a generous lounge/diner, providing a versatile and welcoming living space with ample room for both relaxing and dining. A separate kitchen is located to the rear, offering functional worktop and storage space with access to the courtyard beyond.

Upstairs, the first floor comprises two well proportioned double bedrooms, both offering comfortable accommodation, along with a family bathroom fitted with a three piece suite.

Externally, the property benefits from a private rear courtyard, creating a low maintenance outdoor area ideal for enjoying warmer months, outdoor dining, or additional storage.

Situated near Marazion village, the property enjoys convenient access to a range of local amenities, coastal walks, beaches, and transport links, while also being within easy reach of nearby towns and services. This attractive cottage presents an excellent opportunity for buyers seeking a home in a desirable coastal location.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £240,000**

**Location**

Long Rock which is located between Penzance and Marazion in west Cornwall, offering convenient access to local amenities. Known for its long stretch of beach along Mount's Bay, it's a popular spot for walking, paddleboarding, and enjoying views of St Michael's Mount. The village has a friendly community and benefits from a range of amenities, including a shop, café, garage, and direct access to the South West Coast Path. With Penzance just a couple of miles away, residents also enjoy excellent transport links, including rail and bus services, making Long Rock an attractive location for both locals and visitors seeking a relaxed coastal lifestyle.

**Accommodation**

Entrance Porch

Lounge/Diner  
Kitchen

Upstairs to  
Bedroom  
Bedroom  
Family Bathroom

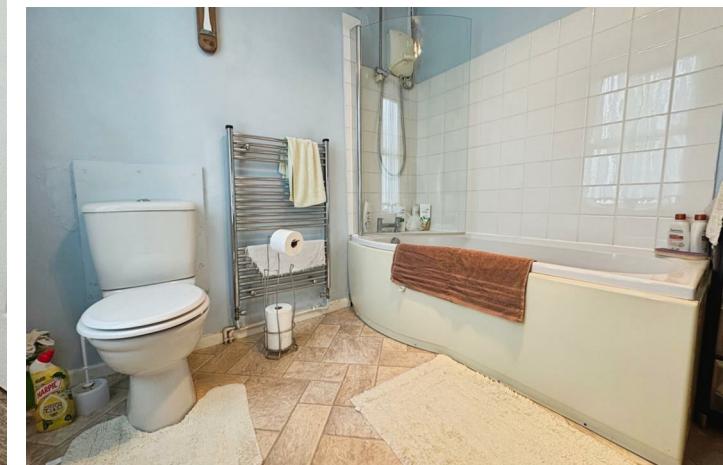
**Outside**

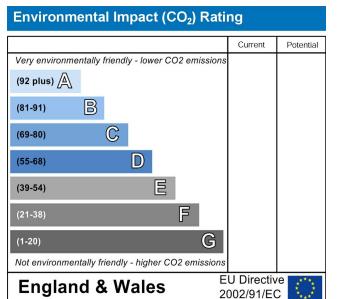
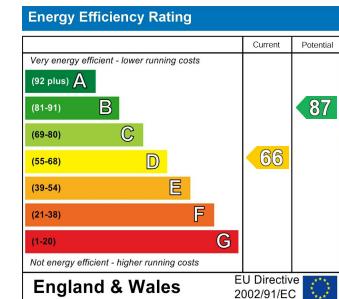
To the rear of the property there is a enclosed courtyard which benifits from a handy storage shed.

**Services**

Mains Water, Electric, Drainage and Gas Central Heating.

**Council Tax Band - B**





## What3Words

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## Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

## Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## Broadband & Mobile Phone Coverage

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



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