

2 Duck Street  
Mousehole  
TR19 6QW













**2 DUCK STREET, MOUSEHOLE, PENZANCE, TR19 6QW**

**GUIDE PRICE £400,000 - FREEHOLD**

A nicely presented 3 bedroom end of terraced granite cottage situated within the centre of the village of Mousehole close to the harbour and amenities.

**\* 3 BEDROOMS \* OPEN PLAN LOUNGE/DINING ROOM \* SUCCESSFUL HOLIDAY LET \*  
\* CLOSE TO HARBOUR \* NO ONWARD CHAIN \* CHARACTER FEATURES \* EPC = F \***

A nicely presented 3 bedroom end of terraced granite cottage situated within the centre of the village of Mousehole close to the harbour and amenities. The property is successfully holiday let and would make an ideal investment. The accommodation comprises of the aforementioned 3 bedrooms and recently re-fitted bathroom on the first floor. There is an open plan lounge/dining room and kitchen on the ground floor. The house retains some period features throughout and internal viewing is recommended.

Wooden front Door into:-

**LOUNGE/DINER:** 21' 5" x 16' (6.53m x 4.88m) max Stairs rising, 2 Night Storage Heaters, wood floor, exposed granite wall to one elevation, 2 sash windows to front with window seats under, open beamed ceiling, window to side and rear of which side window has a view across the harbour, understairs storage cupboard, door to outside.

**KITCHEN:** 8' 5" x 6' 5" (2.57m x 1.96m) Two windows to rear, range of base and wall mounted cupboards with worksurfaces and tiling over, 1 1/2 bowl stainless steel sink unit, Plumbing for washing machine, integral dishwasher, electric cooker, hob and fan over.

**LANDING:** Doors to:-

**BEDROOM 1:** 10' 4" x 10' (3.15m x 3.05m) Sash window to front,

**BEDROOM 2:** 10' x 8' 9" (3.05m x 2.67m) Sash window to front, wardrobes to one wall.

**BEDROOM 3:** 8' 8" x 7' 4" (2.64m x 2.24m) Sash window to rear.

**BATHROOM:** Bath with shower over, pedestal wash hand basin, w/c, heated towel rail, sash window to rear, tiled floors and walls, cupboard housing hot water tank, inset spotlights, shaver point and light.

**SERVICES:** Mains water, drainage and electric.

**COUNCIL TAX BAND:** B

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

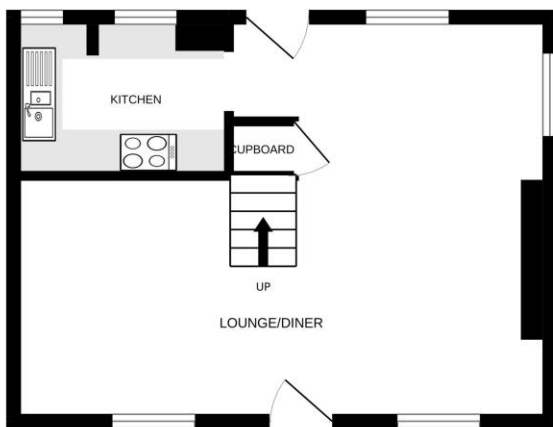
**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

**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.

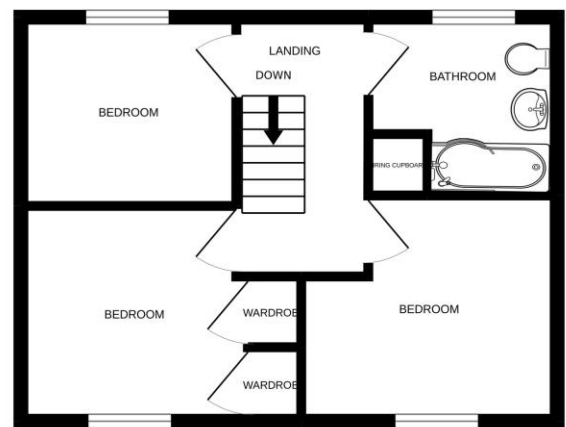
**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01736 360203

Mousehole  
01736 731199

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01736 795040

Camborne  
01209 715672

Hayle  
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Lettings  
01736 366778



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