



10
MILLPOOL

Millpool
Cottage
aspects holidays

10 Millpool
Mousehole
TR19 6RF







10 MILLPOOL, MOUSEHOLE, PENZANCE, TR19 6RF

GUIDE PRICE £400,000 - FREEHOLD

An extremely well presented three bedroom terraced cottage located in a quiet residential area in this popular fishing village within close proximity of local amenities.

- * **THREE BEDROOMS * LIVING ROOM * NEWLY FITTED KITCHEN/DINING ROOM ***
- * **NEWLY FITTED BATHROOM * UNDERFLOOR HEATING TO THE GROUND FLOOR ***
- * **EXCELLENT ORDER THROUGHOUT WITH QUALITY FIXTURES AND FITTINGS WHICH ARE AVAILABLE BY SEPERATE NEGOTI * ENCLOSED REAR GARDEN ***
- * **CENTRAL POSITION * IDEAL FAMILY OR HOLIDAY HOME ***
- * **DOUBLE GLAZED WINDOWS * CONSERVATION AREA ***
- * **VIEWING RECOMMENDED * EPC RATING = D ***

The property has spacious well-proportioned living accommodation which has been renovated to a high standard with little or no expense being spared in creating a comfortable family/holiday home which really needs to be viewed internally to appreciate to the full. The underfloor heating can be controlled at a distance via a mobile and there is an array of modern features throughout. A particularly attractive feature is the courtyard to the rear which has been gravelled for easy maintenance with a raised area which has sea views to Mounts Bay. Millpool is a popular area within Mousehole and we would recommend an early appointment.

HALF GLAZED ENTRANCE DOOR WITH LIGHT SENSOR ABOVE TO:

LIVING ROOM: 14' 4" x 12' 4" (4.37m x 3.76m) Feature timber wall, beamed ceiling, sunken spotlights, tiled flooring with underfloor heating, power points - one incorporating USB point, shelved recess, separate circuit for table lamps, television point, raised sash window overlooking front. Opening to:

KITCHEN / DINING ROOM: 13' 10" x 10' 2" (4.22m x 3.1m) Inset one and half bowl sink with cupboards below, work surfaces, range of built in base units, integrated fridge, dishwasher and washing machine, skirting board lighting, built in Neff oven and induction hob with extractor hood over, tiled flooring with underfloor heating, beamed ceiling, double glazed sliding sash windows, door to courtyard and stairs to:

FIRST FLOOR LANDING: Exposed floorboards, double glazed Velux window and door to garden.

BEDROOM ONE: 13' 8" x 7' 5" (4.17m x 2.26m) Exposed floorboards, double glazed sliding sash window, feature timber wall, exposed A frame, power points with USB point.

BEDROOM TWO: 9' 8" x 8' 3" maximum (2.95m x 2.51m) Double glazed sliding sash window, exposed floorboards, exposed A frames, feature timber wall, built in wardrobe.

BEDROOM THREE: 6' 9" x 6' 4" (2.06m x 1.93m) Exposed pine floorboards.

BATHROOM: White suite comprising timber clad bath with shower over, free standing sink with storage below, low level WC with concealed cistern, chrome fittings throughout, tiled flooring, skirting board lighting, chrome towel rail.

OUTSIDE: Enclosed rear garden being gravelled for easy maintenance, side access, raised area with sea views over Mounts Bay.

SERVICES: Mains water, electricity and drainage.

COUNCIL TAX BAND: B

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

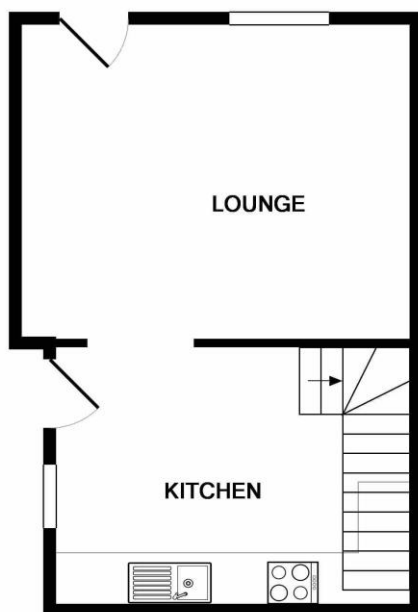
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

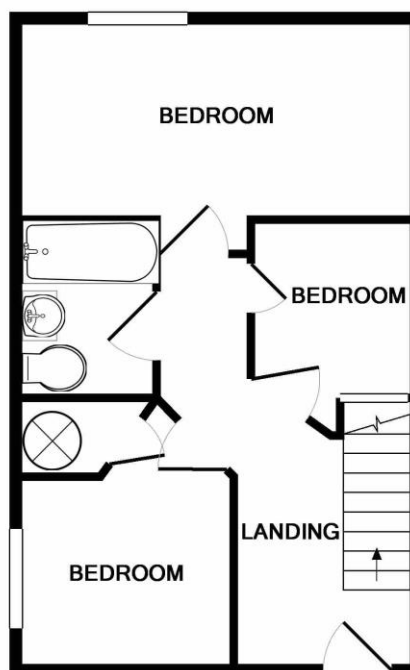
ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been 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

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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