



**2 Eden Place
Mousehole
TR19 6RG**







2 EDEN PLACE, MOUSEHOLE, PENZANCE, TR19 6RG

GUIDE PRICE £385,000 - FREEHOLD

A most charming three bedroom double fronted end of terraced character cottage located in the centre of this popular village within close proximity of most local amenities.

- * THREE BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN ***
- * SHOWER ROOM * SEPARATE WC ***
- * GROUND FLOOR NET LOFT AREA CURRENTLY USED AS A UTILITY ROOM ***
- * PLANNING PERMISSION TO EXTEND INTO UTILITY ROOM * PERIOD FEATURES ***
- * IDEAL FAMILY OR HOLIDAY HOME * CENTRAL POSITION ***
- * CONVENIENT FOR LOCAL AMENITIES * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC RATING G ***

The property has spacious accommodation which would make an ideal family or holiday home and really needs to be viewed internally to appreciate to the full. The present vendors have recently obtained planning permission to extend the kitchen into the utility area which was a former netloft, although this area could be used for a variety of uses, subject to any necessary planning permissions. The property has much charm and character throughout and given the popularity of this sort of property in Mousehole, we would recommend an early appointment to avoid disappointment.

ENTRANCE DOOR TO:

DINING ROOM: 13' 0" x 10' 4" (3.96m x 3.15m) Period cast iron fireplace with tiled inset and carved surround, exposed granite to one wall, understairs area, telephone point, night storage radiator, radiator.

LIVING ROOM: 12' 9" x 9' 0" (3.89m x 2.74m) Open granite fireplace, shelved recess, dado rail, television point, radiator.

KITCHEN: 16' 0" x 8' 0" (4.88m x 2.44m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, ample worksurfaces and power points, built in oven, four ring hob, fireplace with cast iron log burner with back boiler, beamed ceiling, door to courtyard.

STAIRS FROM DINING ROOM TO:

FIRST FLOOR LANDING: Door to outside, radiator, access to roof space.

BEDROOM ONE: 12' 7" x 9' 8" (3.84m x 2.95m) Built in double wardrobe, dado rail, night storage radiator, radiator.

BEDROOM TWO: 13' 6" x 10' 8" (4.11m x 3.25m L-Shaped being maximum measurements) Night storage radiator, radiator.

BEDROOM THREE: 11' 0" x 11' 0" (3.35m x 3.35m) Plus recess, built in cupboard, UPVC double glazed window, night storage radiator.

SHOWER ROOM: White suite comprising double sized shower cubicle, sunken wash hand basin with cupboards below, double glazed window, and radiator.

SEPARATE W.C: Low level suite.

OUTSIDE: Small courtyard with pedestrian access and access to:

UTILITY ROOM: 10' 8" x 9' 7" (3.25m x 2.92m) Built in cupboards, plumbing for washing machine, coal bunker, power and light.

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, 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

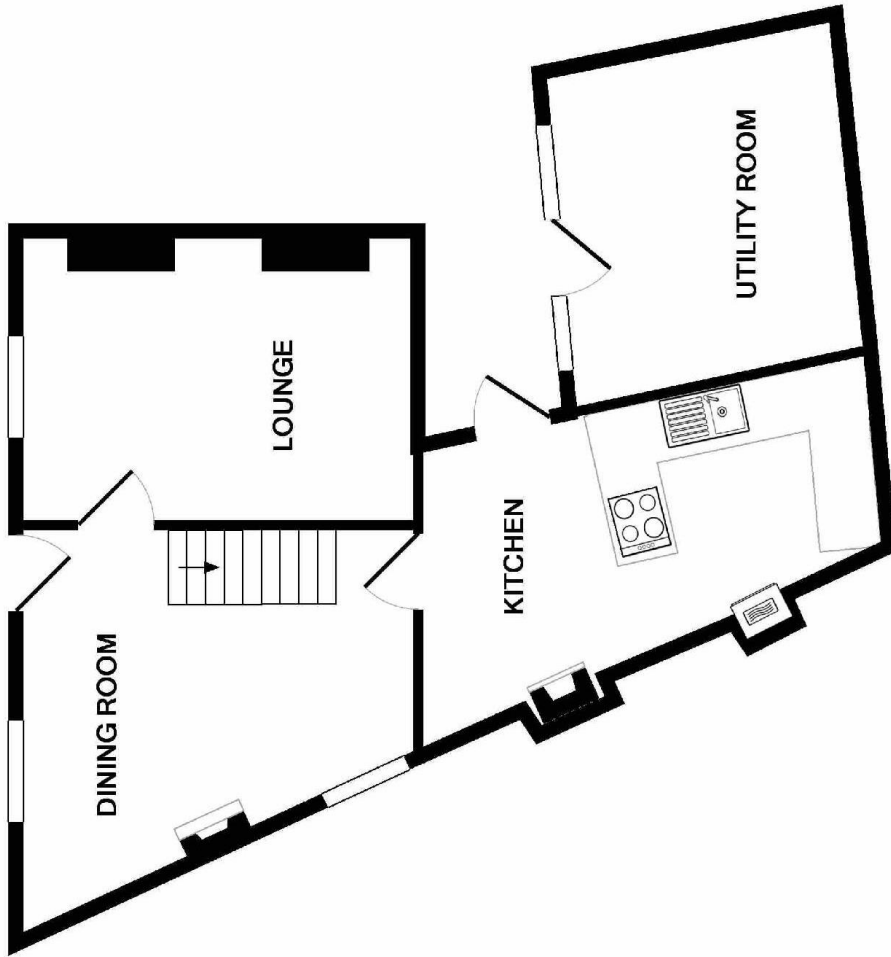
Camborne
01209 715672

Hayle
01736 756627

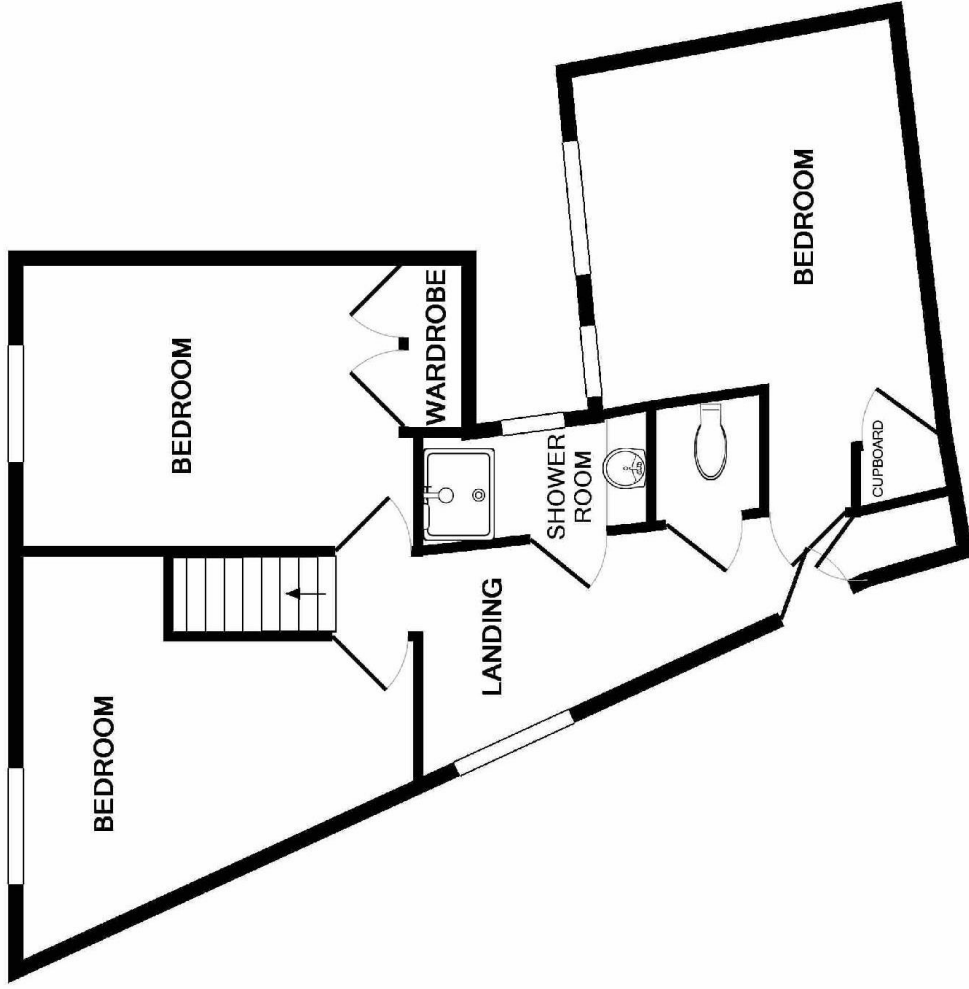
Lettings
01736 366778



www.marshallspz.co.uk



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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