

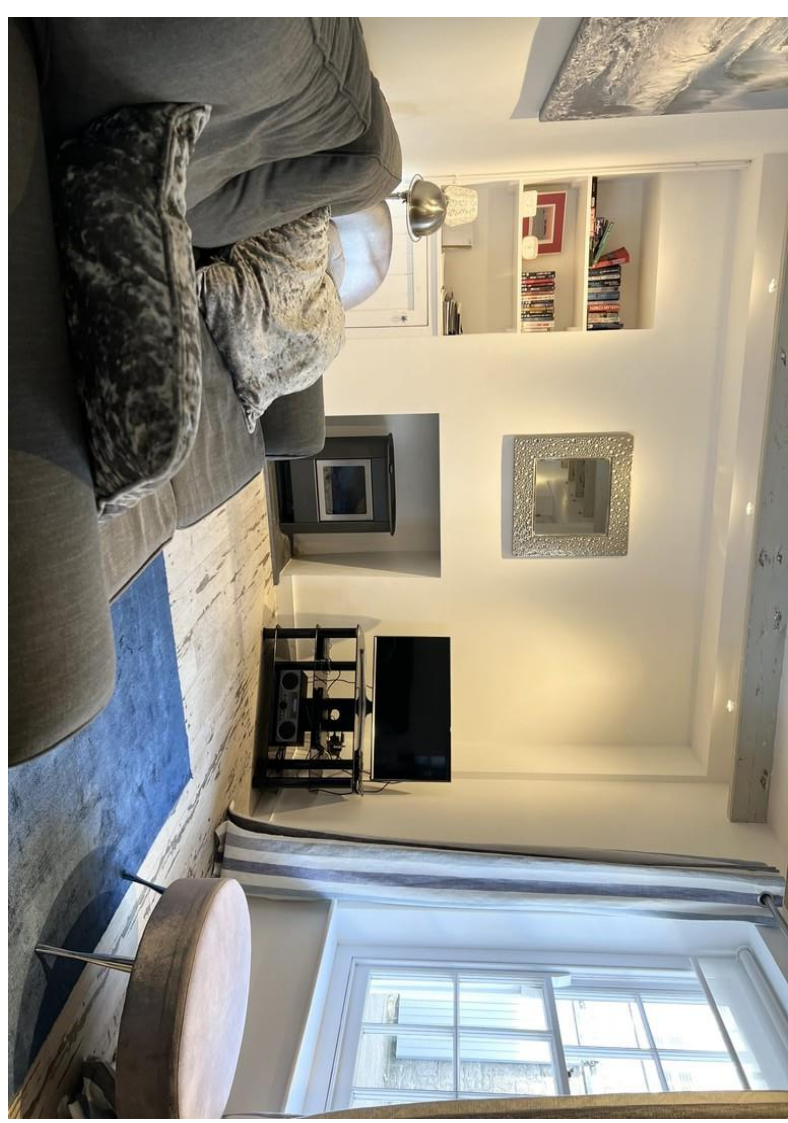


**The Old Market House,
Chapel Street, Mousehole,
Penzance, TR19 6SB**









THE OLD MARKET HOUSE, CHAPEL STREET, MOUSEHOLE, PENZANCE, TR19 6SB

GUIDE PRICE £300,000 - FREEHOLD

A most impressive one bedroom double fronted Grade II Listed cottage which has been modernised to a high standard and is used as a holiday let within the centre of this popular village.

*** OPEN PLAN LOUNGE / DINING ROOM * FITTED KITCHEN AREA * PERIOD FEATURES *
UNDERFLOOR CENTRAL HEATING * SPACIOUS BEDROOM * LUXURY SHOWER ROOM *
GOOD DECORATIVE ORDER * FIXTURES AND FITTINGS AVAILABLE BY SEPARATE
NEGOTIATION * HOLIDAY LET * CONVENIENT VILLAGE LOCATION * CLOSE TO MOST
LOCAL AMENITIES * SHORT STROLL TO THE HARBOUR * EPC = TBA * COUNCIL TAX
BAND = TBC * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
* CONSERVATION AREA***

Although only one bedroom, The Old Market House has been designed in a such a way to maximise space. The quality of fixtures and fittings throughout are of a high standard and the property has been successfully let over recent years. Chapel Street is located in the centre of Mousehole, within close walking distance of amenities and the harbour and we recommend an early appointment to avoid disappointment.

ENTRANCE DOOR TO:

LIVING / DINING ROOM: 27' 0" x 9' 9" narrowing to 6' 10" (8.23m x 2.97m - 2.06m) Open fireplace with electric log effect burner, built in cupboards with shelving above, beamed ceiling, television point, tiled flooring with under floor heating.

KITCHEN AREA: Stainless steel inset single drainer sink unit with cupboards below, fitted wall and base units, worksurfaces, integrated dishwasher and fridge, built in oven, four ring hob and extractor hood, microwave, beamed ceiling, underfloor heating, understairs storage cupboard. Stairs to:

BEDROOM: 19' 9" x 9' 6" narrowing to 7' 4" (6.02m x 2.9m - 2.24m) Exposed floorboards, cladding to ceiling, individually thermostatically controlled radiator, sunken spotlights. Door to:

SHOWER ROOM: White suite comprising double sized shower cubicle with chrome fittings and glazed door, low level WC, vanity unit with wash hand basin and cupboard below, tiled flooring with underfloor heating, chrome towel rail.

N.B: As already mentioned, the fixtures and fittings can be made by available by separate negotiation.

SERVICES: Mains water, electricity and drainage.

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

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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