



Marshall's
ESTATE AGENTS



**3 St. Clements Terrace
Mousehole
TR19 6SJ**







3 ST. CLEMENTS TERRACE, MOUSEHOLE, PENZANCE, TR19 6SJ

GUIDE PRICE £560,000 - FREEHOLD

Lovely panoramic sea views across Mount's Bay and Mousehole harbour to St Michael's Mount and beyond from this extremely well presented three bedroom three storey character cottage located in a prime position within the much sought after village of Mousehole.

*** THREE BEDROOMS (ONE ENSUITE) * FAMILY BATHROOM ***

*** LOVELY SEA VIEWS OVER MOUNTS BAY ***

*** 27FT OPEN PLAN LIVING ROOM INCORPORATING KITCHEN ***

*** GOOD DECORATIVE ORDER THROUGHOUT * MANY PERIOD FEATURES ***

*** IDEAL FAMILY OR HOLIDAY HOME * DOUBLE GLAZED WINDOWS ***

*** GRAVELLED COURTYARD TO THE FRONT ***

*** STEPS FROM REAR LEADING TO HARBOUR * PRIME POSITION ***

*** EXCELLENT OPPORTUNITY * EPC = E * COUNCIL TAX BAND = C * GRADE II LISTED ***

*** MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***

The property has recently undergone extensive renovation creating a spacious and comfortable family home over three floors taking full advantage of the sea views across Mount's Bay. The property has been used as a family holiday home and would lend itself well to a holiday let or family home. The quality of fixtures and fittings throughout are of a high standard and the majority of furniture can be made available by separate negotiation. A particularly attractive feature is the open plan living room incorporating a bespoke kitchen having a bay window with direct sea views across to St Michael's Mount. To the front of the property there is a gravelled courtyard area and from the lower ground hallway there is a door leading to steps which take you down to the harbour. 3 St Clements Terrace is located in the centre of the village within close walking distance of most amenities and just a short stroll from the harbour, we would highly recommend an early appointment to avoid disappointment.

ENTRANCE HALL: Laminate flooring, sunken spotlights.

BEDROOM TWO: 9' 5" x 7' 0" (2.87m x 2.13m) Plus deep recess. Double glazed sliding sash window with lovely sea views to St Michael's Mount, laminate flooring, sunken spotlights, electric radiator.

BEDROOM THREE: 7' 0" x 6' 10" (2.13m x 2.08m) Plus deep recess. Double glazed sliding sash window to the front, exposed granite coins, laminate flooring, sunken spotlights, electric radiator.

BATHROOM: White suite comprising P shaped bath with glazed screen and chrome fittings, vanity unit with wash hand basin and cupboards below, low level w.c., heated chrome towel rail.

STAIRS FROM ENTRANCE HALL DOWN TO:

HALLWAY: Lovely sea views over Mount's Bay, laminate flooring, under stairs area, double glazed door leading to steps down to harbour.

BEDROOM ONE: 13' 4" x 9' 5" (4.06m x 2.87m) Double glazed window, sunken spotlights, laminate flooring, electric radiator. Door to:

ENSUITE SHOWER ROOM: White suite comprising double size shower cubicle with glazed screen and chrome fittings, vanity unit with wash hand basin and cupboards below, low level w.c., sunken spotlights, heated chrome towel rail.

UTILITY ROOM: 7' 8" x 7' 5" (2.34m x 2.26m) Range of built in wall and base units, solid wood work surfaces, plumbing for washing machine, built in airing cupboard housing hot water cylinder, electric radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR

LIVING ROOM: 27' 0" into double glazed bay window x 13' 9" (8.23m x 4.19m) lovely sea views across Mount's Bay and Mousehole harbour to St Michael's Mount and beyond, exposed A frames, engineered flooring, double glazed Velux window, sunken spotlights, tv point, two electric radiators.

KITCHEN AREA: Belfast sink with cupboards below, range of bespoke wall and base units, solid wood work surfaces, concealed worktop lighting, integrated fridge, freezer and dishwasher, freestanding five ring electric Belling range with extractor hood over, built in microwave, built in window seat to front with cupboards below, exposed A frames.

OUTSIDE: To the front of the property there is a gravelled courtyard and to the rear there are steps from the rear hallway leading to the harbour.

SERVICES: Mains water, electricity and drainage.

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

MARSHALL'S PARK LANE OFFICE: 0207 0791476

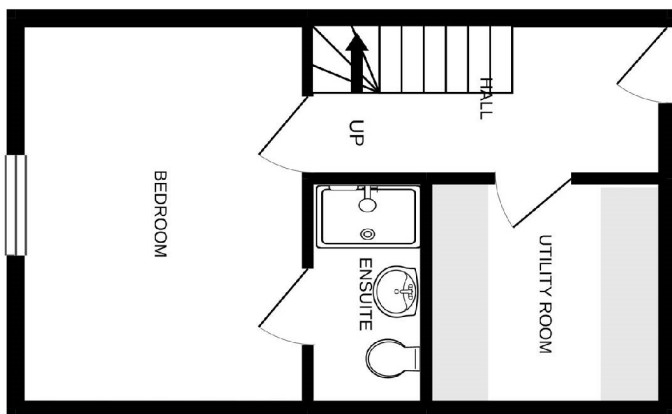
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234100)

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.

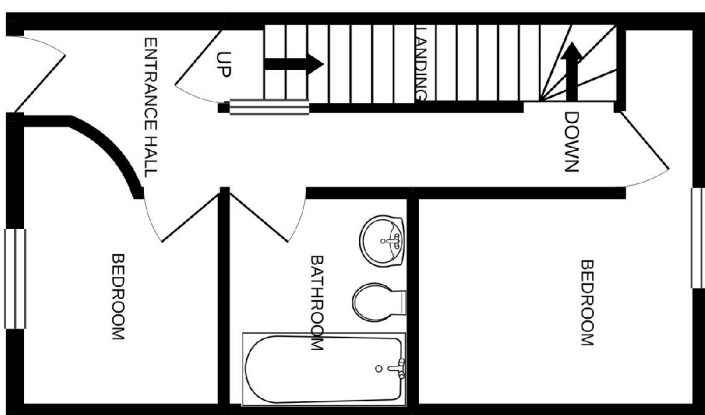
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

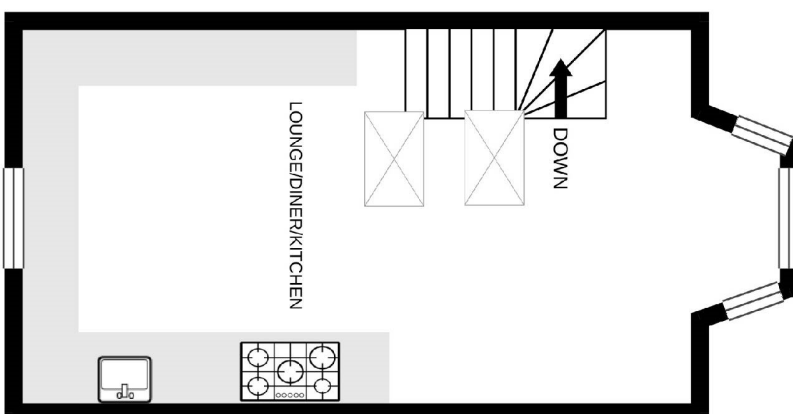
GROUND FLOOR



1ST FLOOR



2ND 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.

Made with Metroplan ©2021

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk