



**4 Marcwheal Mews  
Mousehole  
TRI 9 6QP**







**4 MARCWHEAL MEWS, MOUSEHOLE, PENZANCE, TR19 6QP**

**GUIDE PRICE £400,000 - FREEHOLD**

A convenient position for this modern style three bedroom home with a large sun terrace having sea views over Mount's Bay.

- \* THREE BEDROOMS \* LIVING ROOM \* KITCHEN / DINING ROOM \***
- \* UPVC DOUBLE GLAZING \* BATHROOM \* ENSUITE SHOWER ROOM \***
- \* ELECTRIC HEATING \* ENCLOSED COURTYARD \***
- \* FIRST FLOOR TERRACE WITH SEA VIEWS \* GARAGE IN NEARBY BLOCK \***
- \* IDEAL FAMILY HOME \* CENTRAL LOCATION \* EXCELLENT OPPORTUNITY \* EPC = E \***
- \* COUNCIL TAX BAND = D \* VIEWING HIGHLY RECOMMENDED \***

The property has spacious well proportioned living accommodation which would make an ideal family home or investment and really needs to be viewed internally to appreciate to the full. Tucked away in a quiet traffic free location with similar style properties, there is an enclosed courtyard to the ground floor and a terrace off of one of the bedrooms on the first floor which enjoys sea views. Marcwheal Mews is situated on the outskirts of Mousehole within easy reach of the village with a garage in a nearby block. Due to the popularity of properties such as this we would highly recommend an early appointment to view.

**ENTRANCE HALL:** Electric radiator.

**LIVING ROOM:** 17' 9" x 11' 10" (5.41m x 3.61m) UPVC double glazed window, tv point, coving, electric radiator. Multipaned doors to:

**KITCHEN / DINING ROOM:** 18' 0" x 11' 8" (5.49m x 3.56m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units with work surfaces and power points, electric cooker point, extractor hood, plumbing for washing machine and dishwasher, sunken spotlights, coving, electric radiator, UPVC double glazed door to courtyard.

**BEDROOM ONE:** 14' 4" x 11' 0" narrowing to 8' 0" (4.37m x 3.35m - 2.44m) Double aspect room, UPVC double glazed window, coving, electric radiator. Door to:

**ENSUITE:** White suite comprising pedestal wash hand basin, low level w.c., glazed shower cubicle, fully tiled walls, electric towel rail, coving.

**INNER HALLWAY:** Understairs storage cupboard. Stairs to:

**FIRST FLOOR LANDING:** Exposed floorboards.

**BEDROOM TWO:** 11' 0" x 11' 0" (3.35m x 3.35m) Coving, electric radiator. UPVC double glazed door to:

**TERRACE:** 17' 0" x 12' 0" (5.18m x 3.66m) With some sea views to Mount's Bay.

**BEDROOM THREE:** 12' 0" x 11' 0" (3.66m x 3.35m) Double aspect room with sea glimpses, UPVC double glazed window, exposed floorboards, coving, electric radiator.

**BATHROOM:** White suite comprising panelled bath with glazed screen and shower over, pedestal wash hand basin, low level w.c., UPVC double glazed window.

**OUTSIDE:** Enclosed paved courtyard with cold tap and shower unit with hot and cold water, pedestrian access to complex leading to:

**GARAGE IN NEARBY BLOCK:** Fourth from the bottom with up and over door.

**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 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



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