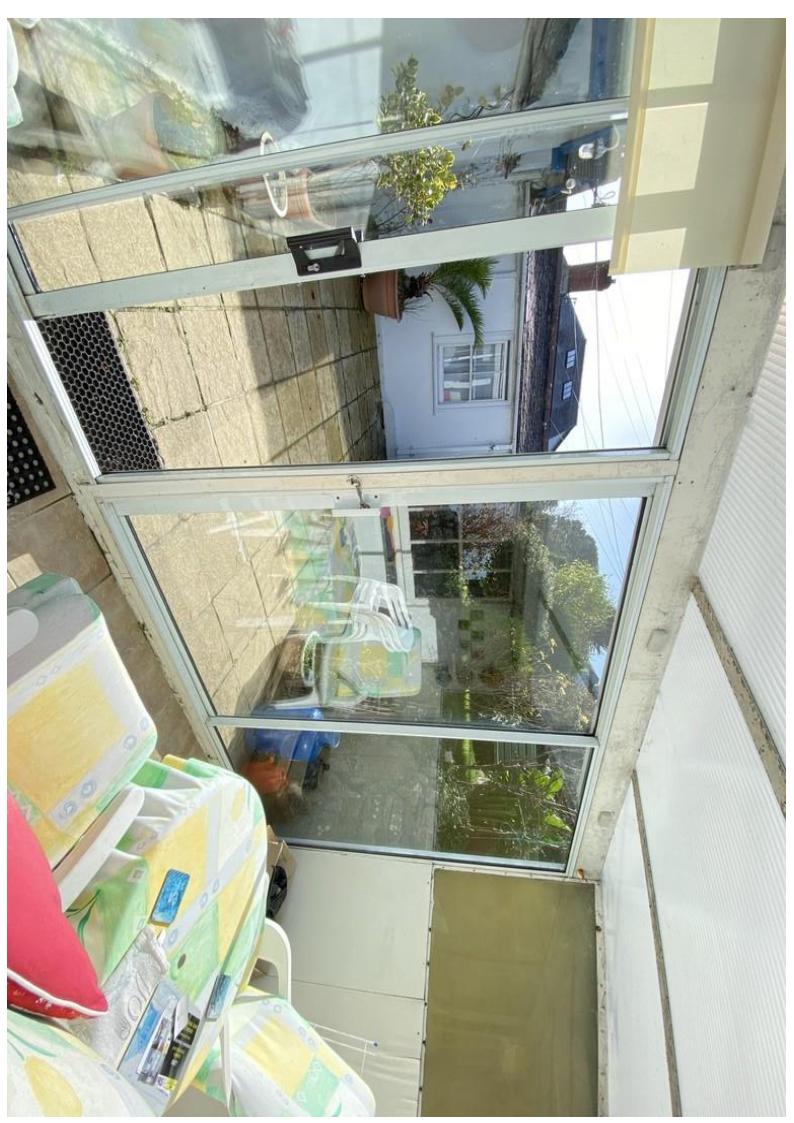


**St Clements Cottage
St. Clements Terrace
Mousehole, TR19 6SJ**







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

AUCTION STARTING BID £175,000 - FREEHOLD

A charming single storey cottage style residence with lovely gardens which is very unusual for the village with two bedrooms requiring updating and improvement.

*** FOR SALE VIA AUCTION CLOSING 15TH JUNE 2023 * TWO BEDROOMS ***

*** LOUNGE * SHOWER ROOM / W.C. * KITCHEN ***

*** SUN LOUNGE * CENTRAL POSITION * CONSERVATION AREA ***

*** MODERNISATION REQUIRED * LOVELY GARDENS ***

*** CASH BUYERS ONLY * EPC = G * COUNCIL TAX BAND = B ***

For sale via auction 15th June 2023, St Clements Cottage occupies a very pleasant situation near the harbour and centre of this delightful picturesque former fishing village. The property itself is highly unusual with accommodation all on one level. Access to the kitchen is via a separate external entrance. Internally the property does require updating and improvement but has great potential. Offered to the market with no onward chain.

DOOR TO:

ENTRANCE HALL: Storage heater.

LOUNGE: 13' 6" x 10' 8" (4.11m x 3.25m) Fireplace, storage heater.

BEDROOM ONE: 12' 2" x 9' 7" (3.71m x 2.92m) Panel heater.

BEDROOM TWO: 10' 6" x 6' 0" (3.2m x 1.83m) Panel heater.

SHOWER ROOM / W.C: 9' 1" x 8' 2" (2.77m x 2.49m) Vanity wash hand basin, low level w.c., double sized shower cubicle, partly tiled walls.

SEPARATE ENTRANCE TO:

SUN LOUNGE: 13' 5" x 4' 10" (4.09m x 1.47m) Pleasant outlook over the garden. Door into:

KITCHEN: 10' 8" x 7' 6" (3.25m x 2.29m) Plumbing for washing machine, sink unit with adjoining work surfaces, wall mounted Santon heater for hot water.

OUTSIDE: A particular feature of the cottage is its most attractive mature garden which is on three distinct level with a terrace, area of lawn, attractive granite stone hedge wall surround and a profusion of mature plants and shrubs, external tool store.

PLEASE NOTE: There are further properties below St Clement's Cottage forming what is known as a 'flying freehold'. For further information please see the legal documentation available to download from the Clive Emson website, www.cliveemson.co.uk

AUCTIONEERS COMMENT: Upon a bid being accepted the purchaser will need to pay a £5,000 holding deposit which will come out of the purchase price. There is also an administrative fee to pay. This is tiered dependant on the sale price and is as follows; if the sale price is up to £19,999 the administration fee is £400, if the sale price is between £20,000 to £49,999 then the administration fee is £600, if the sale price is between £50,000 to £99,999 then the administration fee is £900, if the sale price is £100,000 to £299,999 then the administration fee is £1,200 and if the sale price is £300,000 or above then the administration fee is £1,500. For info the administration fee is inclusive of Vat. There may be additional costs levied on the buyer by the seller and these will be disclosed in the Special Conditions of Sale. We haven't received these from the solicitor yet so cannot be any more specific at this stage, any enquiries regarding the fees should be directed to the auctioneers, Clive Emson on 01392 366555.

DIRECTIONAL NOTE: From Marshall's Mousehole office continue towards Raginnis Hill turning left opposite the Centenary Methodist Chapel. Continue along St Clements Terrace whereby the property can be found on your left hand side set down and back from the road.

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 County Council, St Clare, Penzance, Cornwall 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

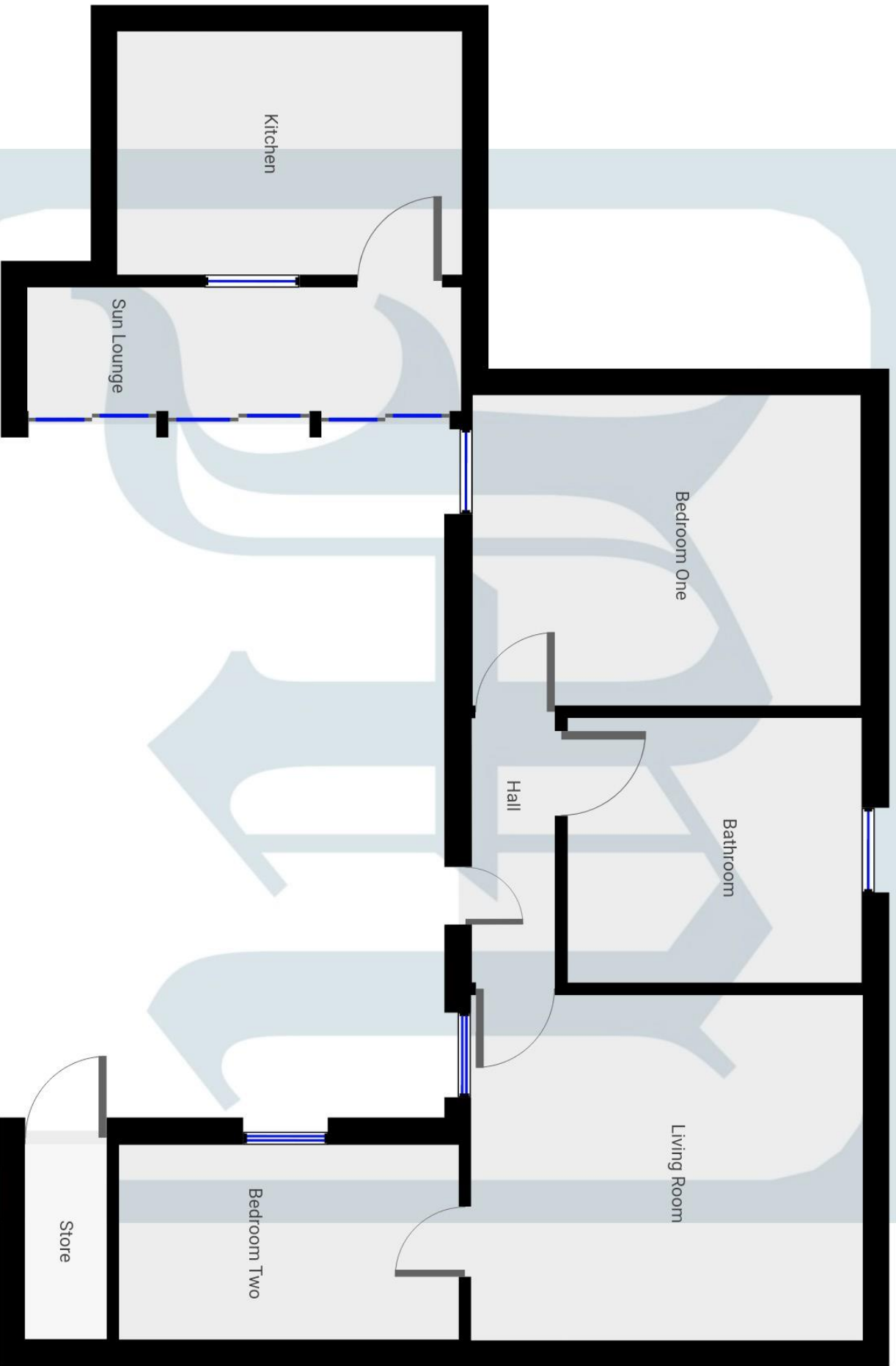
Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.