



- NO ONWARD CHAIN/CHAIN FREE
- TWO BEDROOM SEMI-DETACHED COTTAGE
- REQUIRES MODERNISATION THROUGHOUT
- FULL OF QUIRK AND CHARACTER
- POPULAR VILLAGE LOCATION
- EPC RATING - G1 / COUNCIL TAX BAND - B

Description

*** CHAIN FREE *** - A semi-detached two double bedroom character cottage that can be found to the fringe of this ever popular village. This quirky property requires modernisation throughout but this gives the next owner freedom to inject their own personality into it.

Accommodation in brief comprises a good size living room, kitchen, bathroom and utility room to the ground floor with the two double bedrooms to the first floor.

Location

Paul is a very attractive village with a popular pub and historic church and is approximately half a mile from Mousehole harbour, it's beach, shops and Junior School. Close to the Cornish coastal path and surrounded by some of the county's most beautiful countryside, coastline and beaches. The larger fishing port of Newlyn is two miles away and has a larger selection of shops including a supermarket, post office, pharmacy, bakers and a number of specialist shops, restaurants, galleries and pubs. The major market town of Penzance is just another mile on and offers a comprehensive range of leisure and commercial facilities as well as schools for all ages and a mainline rail link to London Paddington.

Ground Floor

Wooden part glazed door to... -

PORCH - Glazed to front and sides. Tiled flooring. Wooden part glazed door to...

LIVING ROOM - 22' 10" x 13' 6" (6.97m x 4.13m) (maximum measurements) Wooden sash windows to front and side both with window seats. Fireplace with stone surrounds and hearth with wood mantle over. Beamed ceiling. Part tiled flooring. Stairs rise to first floor. Door to...

KITCHEN - 8' 3" x 6' 11" (2.53m x 2.13m) Wooden window to side. Worksurfaces with an inset stainless steel sink and drainer with cupboards below. Space for an electric oven. Tiled surrounds with cupboards above. Radiator. Doors to...

BATHROOM - Wooden obscure glazed window to side. Panelled bath with tiled surrounds with electric shower over. Low level WC. Vanity mounted wash hand basin. Radiator.

UTILITY ROOM - 7' 11" x 5' 2" (2.42m x 1.6m) Window to rear. Wooden door to rear courtyard. Spaces for washing machine and fridge/freezer.

First Floor



BEDROOM ONE - 10' 4" x 10' 4" (3.17m x 3.15m) Wooden sash window to side. Built in wardrobe. Radiator.

BEDROOM TWO - 13' 5" x 9' 4" (4.1m x 2.86m) (maximum measurements) Wooden sash window to front. Built in wardrobe. Cupboard housing immersion tank. Radiator.

OUTSIDE - FRONT - Token front garden with shrubs. REAR - Small courtyard with pedestrian gated access.

AGENTS NOTES - SERVICES - Mains electric, water and drainage.

COUNCIL TAX BAND - B

LOCAL AUTHORITY - Cornwall County Council

TENURE - Freehold

VIEWINGS - By appointment via Andrew Exelby Estate Agents - 01736 697414

DIRECTIONS - From Penzance continue to the village of Paul. On entering the village the property will be seen to your right as indicated by an Andrew Exelby for sale board. If using the what3words app - rotate.napkins.ivory

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	