



**48 Tregellas Road, Mullion, TR12 7DX**

**£230,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 48 Tregellas Road

- THREE BEDROOMS
- SEMI DETACHED
- GARAGE
- GARDEN
- IN NEED OF SOME UPDATING
- FREEHOLD
- COUNCIL TAX BAND B
- EPC F38

Although in need of some updating to realise its full potential, the property offers the basis of a nice family home in this popular coastal village. A real feature of this property is the garden to the side which is of generous proportions compared to others on the estate.

The accommodation, in brief, provides an entrance hallway, lounge/diner, conservatory, fitted kitchen. On the first floor there are three bedrooms and a family bathroom. To the outside there is a garden to the front with further enclosed garden to the rear. There is a garage alongside in the a block of two.

### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Glazed porch with doors to -

#### ENTRANCE HALLWAY

Stairs rising to the first floor and doors to -











**LOUNGE/DINER 23'6" x 11'6" narrowing to 8'4" (7.18m x 3.53m narrowing to 2.55m )**

With window to the front aspect and a glazed door leading through to the -

**CONSERVATORY 7'10" x 7'3" (2.4m x 2.22m )**

A triple aspect room with a door out to the garden.

**KITCHEN 9'10".101'8" x 9'1" max (3..31m x 2.77m max)**

Comprising fitted kitchen with worktops that incorporate an electric hob. There are a mix of base and drawer units under with wall units over. Built-in oven, plumbing for washing machine and a window and part glazed door to the rear aspect.

#### **FIRST FLOOR LANDING**

With loft hatch to roof space and doors to -

**BEDROOM ONE 11'3" x 11'11" (3.45m x 3.65m )**

With window to the front aspect.

**BEDROOM TWO 11'8" x 9'10" (3.56m x 3.01m )**

With window to the rear aspect.

**BEDROOM THREE 8'11" x 6'7" (2.72m x 2.02m )**

With window to the front aspect.

#### **BATHROOM**

Comprising walk-in shower cubicle with electric shower over, W.C., pedestal wash handbasin, tiling to the walls, antislip floor and window to the rear aspect.

#### **OUTSIDE**



### **GARAGE**

With up and over door, power and light. Service door back to the garden.

### **GARDENS**

To the front of the property there is gravelled garden, whilst to the rear and being a real feature of this property, is a generous garden which is laid to lawn, planted with mature trees and shrubs. The garden is enclosed by mature hedging which gives good degrees of privacy.

### **AGENT NOTE**

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

### **SERVICES**

Mains water, electricity and drainage.

### **VIEWING**

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.







#### **DIRECTIONS**

From Helston follow the A3083 signposted for The Lizard for approximately seven miles until you will see a turning on your right for Mullion by The Lizard Point Holiday Park.. Turn right here and continue towards Mullion, passing the comprehensive school on your left hand side. Take the next left into Tregellas Road. and proceed up the hill and continue along a short distance, turn right where the property will be found on the right.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

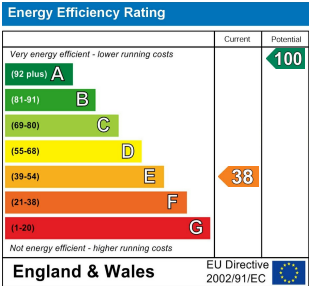
#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

22nd October, 2024.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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