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**Fore Street,  
Mousehole, Penzance  
£160,000  
Leasehold**





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## **Property Introduction**

A rare opportunity to acquire a property close to Mousehole harbour requiring modernisation.

This two bedroom maisonette offers spacious accommodation arranged over the first and second floors of the building. The entrance hall gives access to the bathroom, living room and kitchen and upstairs one will find two generous bedrooms.

To the rear of the property there is a walled communal patio enjoyed by the residents of Dolphin Court.

The property is being sold with NO FORWARD CHAIN and we suggest viewing at your earliest opportunity to avoid disappointment.

## **Location**

Dolphin Court is situated close to the harbour and village amenities along with the beaches and the South West Coast Path. Historically Mousehole was one of the principal ports of Mount's Bay until the village was destroyed by the Spaniards in 1595. Today, Mousehole is a wonderful place to live and the locals are very proud of their village that enjoys a great sense of community.

The harbour enjoys two small sandy beaches that are popular with locals and tourists alike, the next village Newlyn, lies just two miles away and the larger market town of Penzance is approximately three miles distant, both are on the bus route from Mousehole.

### **ACCOMMODATION COMPRISES**

External staircase rising to first floor. First floor glazed panelled entrance door opening to:-

### **ENTRANCE HALL**

Stairs rising to second floor. Electric panel heater. Doors to:-

### **LIVING ROOM 21' 11" x 8' 10" (6.68m x 2.69m) maximum measurements**

Triple aspect with sash windows to front, rear and side. Electric panel heater.

### **KITCHEN 10' 5" x 8' 2" (3.17m x 2.49m) maximum measurements**

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Space and plumbing for washing machine. Doorway to:-

### **REAR LOBBY**

Built in cupboard. Door to outside rear.

From entrance hall, stairs rising to:-

### **LANDING**

Access hatch to loft. Sash window to rear. Doors to:-

### **BEDROOM ONE 14' 8" x 8' 11" (4.47m x 2.72m) maximum measurements**

Sash window to rear. Electric panel heater. Built-in cupboard.

### **BEDROOM TWO 16' 5" x 8' 3" (5.00m x 2.51m) maximum measurements, reduced headroom to one end**

Sash window to rear. Electric panel heater. Built-in cupboard.

### **OUTSIDE**

To the rear of the property there is a communal courtyard for the enjoyment of the residents of Dolphin Court. This is accessed via external steps from the rear lobby.

### **LEASEHOLD INFORMATION**

The vendors have advised that a new 999 year lease is currently being created. The service charge is £16.50 per month to include buildings insurance and there is no ground rent. Charges are reviewed annually and any changes usually apply from beginning of April each year. We understand a condition of the lease is that the property cannot be used for holiday letting.

### **SERVICES**

Mains water, mains electricity and mains drainage.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

### **DIRECTIONS**

On entering Mousehole from Penzance, proceed along the harbour front and turn right at the telephone box into Fore Street. Dolphin Court will be found after a short distance on your right hand side. If using What3words:-  
expanded.upholding.spill

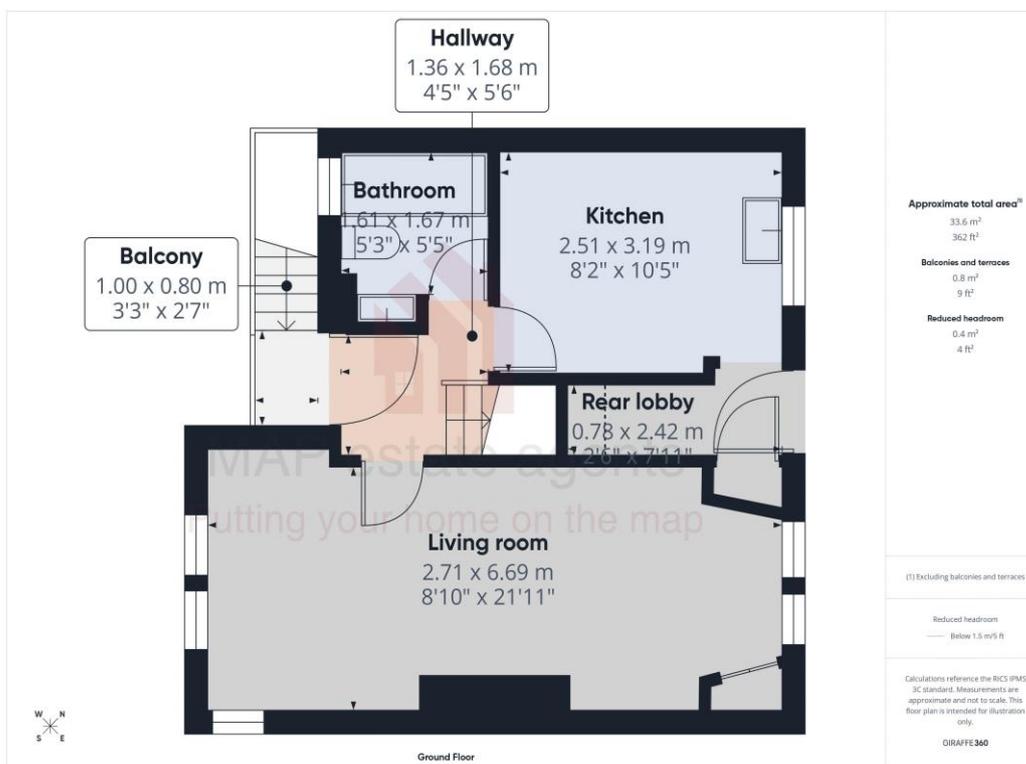


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		45
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Two bedroom maisonette
- Spacious accommodation
- Stone's throw from Mousehole harbour
- Modernisation required
- Communal courtyard to rear
- Own entrance door
- 999 year lease
- Offered for sale chain free



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