



MAP estate agents
Putting your home on the map

**North Street,
Marazion**

Monthly Rental Of £1,400.00





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Property Introduction

Available immediately and fully furnished is this immaculately presented double fronted cottage situated in the heart of Marazion.

Having two double bedrooms there is a well-proportioned bathroom. The main focal point of the lounge has to be the fireplace with a granite hearth housing a wood burner.

Whether it is the abundance of character, the central village location, or only being one hundred yards from the beach, there is a wealth of reasons to make this house your home.

Location

Marazion is known for its community feel, beaches, coastal walks and delightful eateries overlooking Mount's Bay. The property being positioned behind the main street, the town square shops, cafes and restaurants are only moments away. Mounts Bay is not only home to St Michael's Mount, but in 2016 Mount's Bay became a designated Marine Conservation Zone, being home to one of the UK largest underwater sea meadows.

Within three miles is the larger town of Penzance connected by a well serviced bus route with its wealth of larger chain and smaller independent store shops and mainline station connecting the to London Paddington with six hours.

ACCOMODATION COMPRISSES

As you approach this charming double fronted cottage there is an immediate appeal with character oozing from the property.

Opening the front door you enter to the lounge with its beamed ceiling and wood flooring. In the corner of the room is the main focal point with the granite fireplace housing a multi-fuel stove. Providing natural light is the seated window to the front aspect. The room also has a feature exposed stone wall and an electric heater.

A cottage style door opens to the kitchen/diner. Having a window to the front aspect and a door to the garden there a wealth of light. Fitted with a range of units which incorporates an oven, hob, washing machine, dishwasher and fridge/freezer. Further storage is provided by an under stairs storage cupboard. From the kitchen, carpeted stairs rise to the first floor, having an over stairs storage cupboard and doors leading off to all rooms.

There are two double bedroom both with seated windows to the front aspect. Bedroom one has fitted carpeted flooring and offers built in wardrobes whilst the other bedroom benefits from a freestanding wardrobe.

Completing the first floor accommodation is the bathroom fitted with a white suite comprising bath with central mixer tap, WC, separate shower/cubicle and a wash hand basin with cupboard below. Fitted mirror, light and heated towel rail. There is a tiled floor with under floor heating and a window to the rear.

EXTERNALLY

With ease of maintenance; a beautiful walled courtyard garden is accessed from the kitchen/diner, offering the perfect place for alfresco dining. Outhouse with washing machine.

SERVICES

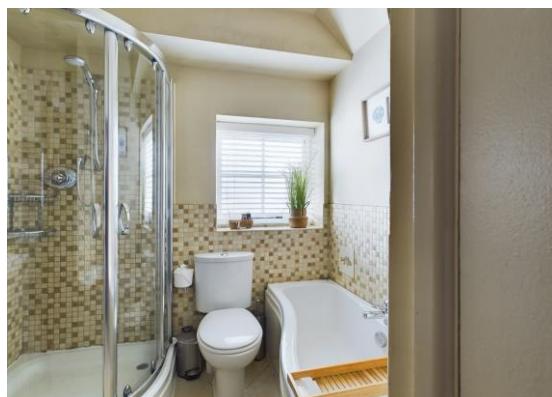
Mains water, mains drainage and mains electricity. As the property has previously been run as a holiday let there is no current Council Tax band available, with the previous banding being band 'B'.

RESTRICTIONS

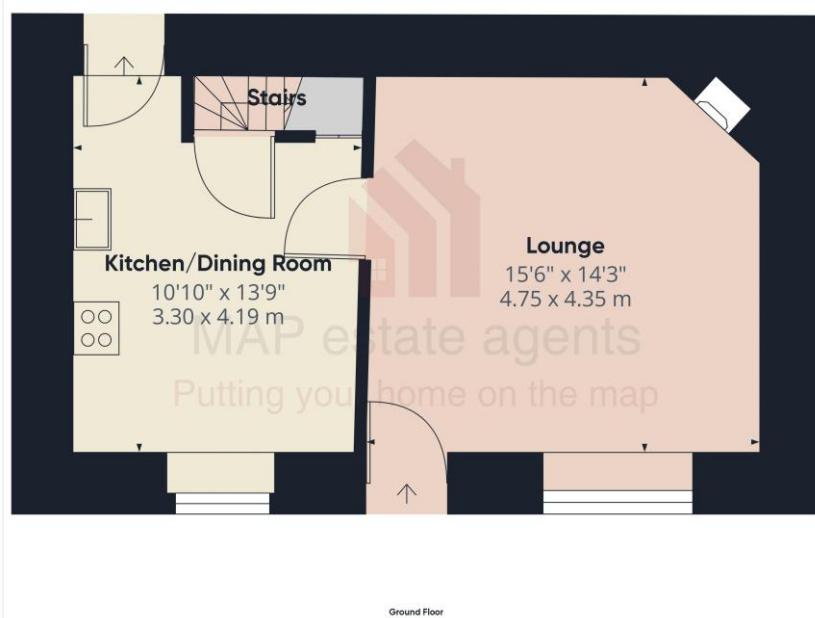
The landlord preferred tenants will be working professionals locally. This is a strictly no smoking property. Those in receipt of benefits must have a working guarantor. Pets may be considered with adequate insurance.

DIRECTIONS

From Penzance, head to Marazion, as you enter the village take the first left after the fish and chip shop into North street and the property is fifty yards along on the left hand side. If using What3words:- flashback.elastic.archives



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	57 D	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Available immediately
- Fully furnished property
- Two double bedrooms
- Lounge with feature log burner
- First floor bathroom
- Delightful courtyard garden
- In the heart of Marazion
- Immaculately presented throughout
- Moments from the beach
- Nil deposit scheme available



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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