



**Cliff Street  
Mevagissey  
St. Austell  
PL26 6QN**

**Guide Price £230,000**

- NO ONWARD CHAIN
- WITHIN WALKING DISTANCE TO THE HARBOUR
- OFF ROAD PARKING
- RAISED GARDEN WITH COUNTRYSIDE VIEWS
- GREAT POTENTIAL FOR HOLIDAY LETTING
- VIEWINGS STRICTLY BY APPOINTMENT
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 624.00 sq ft



2



1



1



31

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present to the market this charming two-bedroom end-terraced home, ideally situated in the highly sought-after coastal village of Mevagissey. Offered for sale with no onward chain, this delightful property presents an excellent opportunity for first-time buyers, those seeking a holiday retreat, or anyone looking to enjoy village life just moments from the coast.

The accommodation briefly comprises a welcoming living room, fitted kitchen, utility room, two bedrooms, and a shower room. Externally, the property benefits from off-road parking and a tiered rear garden, enjoying stunning countryside views and providing the perfect space to relax or entertain.

This property falls within Council Tax Band B, and early viewing is highly recommended by appointment only.

#### LOCATION

Mevagissey is a charming and lively working fishing village, centred around its historic and characterful harbour. The village boasts an excellent range of everyday amenities, including a Post Office, chemist, bakery, and a variety of independent shops, as well as inviting cafés, traditional pubs, and quality restaurants. Residents also benefit from a doctor's surgery, well-regarded primary schools, and convenient bus links to the nearby market town of St Austell, just six miles away.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

#### KITCHEN

uPVC stable door. Skimmed ceiling. Coving. Recessed spotlights. A range of wall and base fitted units with roll top work surfaces. Space for freestanding oven with extractor fan over. Space for under counter fridge and freezer. Tiling around stain sensitive areas. One and a half sink with drainer. Wall mounted electric heater. Ample plug sockets. Tiled flooring. Stairs to first floor. Doors through to:

#### LIVING ROOM

Two double glazed windows. Skimmed ceiling. Coving. Electric feature fire. Built in bookcase. Ample plug sockets. Skirting. Carpeted flooring.

#### UTILITY ROOM

Space and plumbing for washing machine. Shelving. Tiled flooring. Door leading into the

#### SHOWER ROOM

Double glazed window to the front aspect. Extractor fan. Shower cubicle with electric shower over. Wash basin. WC with push flush. Wall mounted electric heater. Tiled flooring.

#### FIRST FLOOR

Carpeted flooring. Doors to both side of the landing leading into:

#### BEDROOM ONE

Two double glazed windows. Electric heater. Ample plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Double glazed windows. Plug sockets. Skirting. Laminate flooring.

#### OUTSIDE

To the front- Hardstanding off road parking for one vehicle.

To the rear- Tiered garden with a decked area ideal for garden furniture with countryside views.

#### PARKING

Off road parking for one vehicle.

#### SERVICES

This property is connected to mains electricity, water and drainage. Council Tax Band B.

#### MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B



EPC rating: F  
 The building  
 End-terrace house, standard construction  
 Services  
 Mains electricity  
 Mains water  
 Mains foul drainage  
 Mains surface water drainage  
 Heating: Room heaters only  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 great, Vodafone great,  
 Three good, EE good  
 Parking: Driveway  
 Not in a controlled parking zone  
 No disabled parking available  
 Risks and restrictions  
 Not a listed building  
 Not in a conservation area  
 No tree preservation order  
 No environmental risks recorded

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 licensed under the Open Government Licence  
 v3.0.

The information contained is intended to help  
 you decide whether the property is suitable for  
 you. You should verify any answers which are  
 important to you with your property lawyer or  
 surveyor or ask for quotes from the appropriate  
 trade experts: builder, plumber, electrician,  
 damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below  
To Arrange A Valuation

Here To Help

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

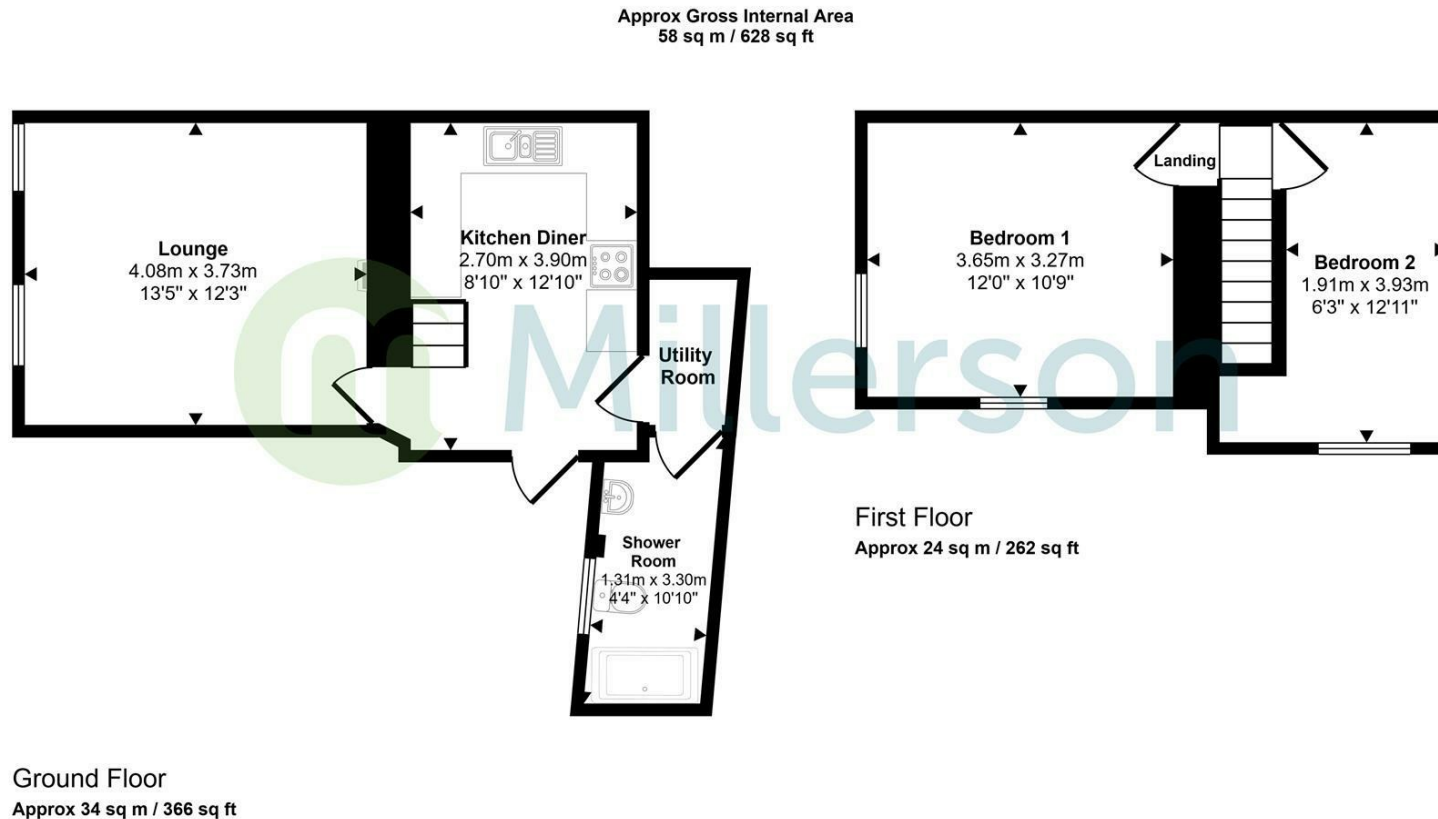
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Material Information



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         | 31                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |