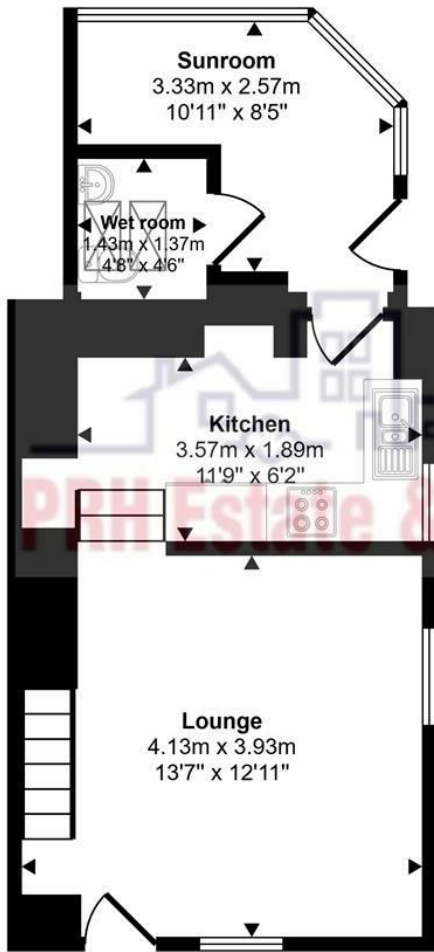
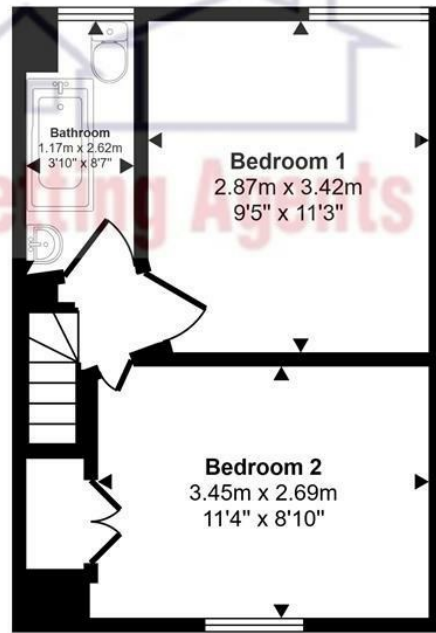


Approx Gross Internal Area  
62 sq m / 670 sq ft



Ground Floor  
Approx 36 sq m / 390 sq ft



First Floor  
Approx 26 sq m / 280 sq ft



Marazion

£375,000



Trenance Fore Street  
Marazion  
TR17 0AW

£375,000

## KEY FEATURES

- Freehold End Of Terrace House
- Sea Views & Parking
- Sought After Location
- 2 Double Bedrooms
- Fully Double Glazed
- EPC: E (50 93)
- Electric Heaters & Log Burner
- Wet Room on Ground Floor - Bathroom on 1st Floor
- Mains Elec, Water & Drainage
- Ofcom suggests that Superfast Broadband is available and that mobile coverage is good on most networks

## DIRECTIONS

Upon entering Marazion from the Penzance direction, continue passing the square and market place. Shortly after the second church the property is located on the right hand side of the road taking the corner of Fore Street and Oates Road.

*This property offers a balanced combination of a sought-after coastal location and practical living features. Positioned in the historic town of Marazion, the property has sea views and the rare benefit of off-road parking for one vehicle. Situated just a short distance from both the sea and the shops.*

*The Property - This end-of-terrace home offers a practical layout that maximizes its coastal setting. The lounge is positioned at the front of the property and features a log burner, creating a warm and inviting primary living space. The kitchen, sunroom and wet room are also on the ground floor. On the first floor, the accommodation comprises two bedrooms and a family bathroom. The rear bedroom benefits from sea views. The property is offered with no onward chain, providing a straightforward move for a buyer looking to secure a home in this iconic location.*

### The Location

*Marazion is one of Cornwall's most sought-after coastal towns, famously home to St Michael's Mount. The town offers a vibrant community with independent galleries, cafes, and restaurants. The expansive sandy beaches are a hub for water sports, while the nearby Marazion Marsh is a renowned site for birdwatching. Located just 3 miles from Penzance, the town enjoys easy access to a wider range of amenities, including major supermarkets and the mainline railway station with direct links to London Paddington.*

*Tenure: Freehold Council Tax Band: B Services: Mains electricity, water, and drainage. (Please note there is no mains gas in Marazion). Heating: Electric heaters and a log burner. EPC E (50 93) Broadband: Ofcom suggests that Superfast Broadband is available. Mobile Coverage: Ofcom indicates that mobile coverage is good on most networks*

