



**38 Clifden Close, Mullion, TR12 7EQ**

**£245,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 38 Clifden Close

- TWO BEDROOMS
- END OF TERRACE
- SHORT STROLL FROM VILLAGE
- DRIVEWAY
- GARDEN
- COUNCIL TAX BAND A
- FREEHOLD
- EPC F25

This ex Local Authority house offers the basis of a nice family home, a short level stroll from the village and the southwest coastal footpath. It is warmed by modern thermostatically controlled panel heaters and is double glazed.

The property is to be sold subject to a Local Authority restriction which in essence states that prospective purchasers must have lived or worked in Cornwall for the last three years.

The accommodation in brief provides an entrance hallway, w.c., lounge with open fire, recently fitted kitchen/breakfast room and utility room. To the first floor there are two bedrooms, enjoying a lovely rural outlook, and a bathroom. To the front of the property there is driveway with parking and garden, whilst to the rear, and being a real feature of this property, is a generous garden.











Mullion itself is the largest village on The Lizard Peninsula which is home to Britain's most southerly point. It is officially designated as an area of outstanding natural beauty, from sheltered valleys to moorland with superb countryside and framed by its rugged coastline.

Mullion is a bustling village offering a good range of facilities including shops, Co-operative supermarket, well regarded primary and comprehensive schools and a nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy. The Polurrian Hotel has a leisure club with indoor swimming pool and the newly refurbished Mullion Cove Hotel also has spa facilities. Nearby is the beautiful sandy beach at Poldhu and a super 18 hole links golf course. More extensive amenities are available in the nearby town of Helston, some six miles distant, with supermarkets and national stores.

#### **THE ACCOMMODATION COMPRISES (DIMENSION APPROX)**

##### **HALF GLAZED DOOR TO**

##### **ENTRANCE HALLWAY**

With a window to the side aspect and doors to

##### **W.C.**

Close coupled w.c. and obscured window to the side aspect.

##### **INNER HALLWAY**

With space for washing machine with worktop over and glazed door to

##### **UTILITY ROOM 8'2" x 4'7" (2.5m x 1.4m)**

Having worktop with cupboards over, large storage cupboard and window to the rear aspect.

##### **LOUNGE 14'1" x 9'10" (4.3m x 3m)**

A dual aspect room with windows to the front and side aspect, fireplace with tiled hearth and surround (not tested) and storage cupboard that houses the immersion heater.



### KITCHEN/BREAKFAST ROOM 11'5" x 6'10" (3.5m x 2.1m)

Comprising a recently fitted wood effect kitchen with granite effect worktops that incorporate a stainless steel sink drainer unit and having attractive tiled splashbacks. There are a mixture of base and drawer units under with wall units over, integrated shelving, breakfast bar arrangement, window to the rear aspect with views over the garden, whilst spaces are provided for a fridge and cooker with hood over. Door to

### REAR HALLWAY

With large storage cupboard and half glazed door to the outside with a further door to

### FIRST FLOOR LANDING

With doors to

### BEDROOM ONE 14'9" x 9'10" (4.5m x 3m)

With windows to the front and side aspect with views over open countryside.

### BEDROOM TWO 9'10" x 9'10" (3m x 3m)

With built in wardrobe and again pleasant views.

### BATHROOM

Comprising suite with panel bath with electric shower over with glass screen and tiled splashback. Pedestal wash hand basin, extractor, down flow heater, tiling to the walls and obscured window to the rear aspect.

### OUTSIDE

To the front of the property there is a tarmac driveway with parking for a number of vehicles. There is a garden with lawn and pedestrian access down the side of the property. To the rear and being a real feature of the property is its large garden enclosed by mature hedging and fencing. There is a large lawn with a hard landscaped seating area at the rear of the property.

### AGENTS NOTE

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#### **SERVICES**

Mains water, electricity and drainage.

#### **DIRECTIONS**

Upon entering the village of Mullion proceed the one way system turning left at the junction where you see Aspect Holidays in front of you. Proceed down this road following the signs towards Mullion Cove and Polurrian Hotel. Continue down Nansemellyon Road until you see a turning on the right for Polurrian Hotel, turn right into Polurrian Road, take the first right into Clifden Close and the property will be found a short distance along on the right hand side and identifiable by our For Sale board.

#### **VIEWING**

To view this or any other property we are offering for sale simply call the numbers on the reverse.

#### **COUNCIL TAX BAND**

Council tax band A

#### **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 REGULATIONS - PURCHASERS**

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

#### **PROOF OF FINANCE**

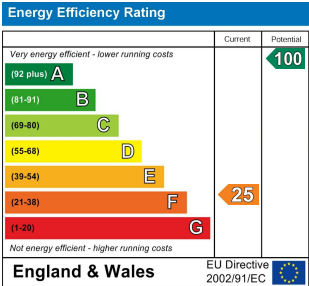
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

28th May 2025







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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