



6 Tregellas Road, Mullion, TR12 7DX

£285,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## 6 Tregellas Road

- NICELY PRESENTED HOME
- POPULAR RESIDENTIAL DEVELOPMENT
- 3 BEDROOM SEMI-DETACHED BUNGALOW
- GARDENS TO THE FRONT & REAR
- DRIVEWAY PARKING & GARAGE
- ELECTRIC HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX C
- EPC E41

An opportunity to purchase a very nicely presented three-bedroom semi-detached bungalow in this highly regarded coastal village of Mullion.

Benefitting from electrical heating and double glazing this pleasant bungalow offers the basis of a nice family home. The accommodation in brief provides a generous entrance porch, hallway, lounge/diner, kitchen/breakfast room with a generous conservatory, three bedrooms and nicely appointed shower room.

To the outside there are gardens to the front and rear the latter of which is nicely enclosed and there is a driveway with parking and garage.

Mullion is the largest village on the Lizard Peninsula which itself plays host to many clubs, societies, and organisations. It offers a good range of facilities, including shops to cater for everyday needs, both primary and comprehensive schools and a nursery, 18-hole links golf course, Catholic, Anglican and Methodist Churches, a health centre, and Boots pharmacy. It boasts an attractive harbour and two beaches.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**











#### **PART GLAZED DOOR TO**

#### **ENTRANCE PORCH 6'10" x 5'2" (2.1 x 1.6)**

A generous area with windows to three aspects, tiled floor and glazed door and side panel to

#### **ENTRANCE HALLWAY**

With loft hatch to roof space and two useful storage cupboards and doors to

#### **LOUNGE/DINER 23'4" x 11'9" (narrowing to 8'5") (7.12 x 3.6 (narrowing to 2.57))**

With windows to the front and rear aspect overlooking the garden.

#### **KITCHEN/BREAKFAST ROOM 11'8" x 10'9" (3.57 x 3.3)**

Being well appointed with wood effect fitted kitchen comprising of stone effect worktops with tiled splashbacks that incorporate a stainless steel sink drainer. Spaces are provided for a cooker, washing machine and fridge freezer. There is a window and glazed door to the rear aspect through to

#### **CONSERVATORY 14'5" x 10'9" (4.4 x 3.3)**

A triple aspect room of generous proportions, part wood panelling to the walls and glazed that leads out to the rear garden.

#### **BEDROOM ONE 11'9" x 9'8" (3.6 x 2.95)**

With window to the rear aspect looking over the garden and built-in wardrobe.

#### **BEDROOM TWO 11'5" x 9'10" 15'7'5" (3.5 x 3'48)**

With window to the front aspect and an array of built-in wardrobes.

#### **BEDROOM THREE 9'1" x 8'5" (2.77 x 2.57)**

With window to the front aspect.



### SHOWER ROOM

Beautifully appointed with walk-in shower cubicle with glass screen and easy clean splashbacks with Mira electric shower over, wash hand basin set into a vanity unit, close couple W.C., tiling to the floors, two obscured windows to the rear aspect, anti slip stone effect flooring, ladder style radiator, two mirrored medicine cabinets, tiling to the walls.

### OUTSIDE

To the front of the property is a driveway that leads to

### GARAGE 15'10" x 8'6" (4.84 x 2.6)

With electric up and over door, power and light.

### GARDENS

To the front of the property there are pleasant gardens laid mainly to lawn with flower beds whilst at the rear there is an enclosed garden again with lawned area, patio area and beds housing plants and shrubs.

### SERVICES

Mains water, electricity and drainage.

### AGENTS NOTE

The property is of the Carey timber frame style of construction which is not mortgageable by all lenders. Prospective purchasers must check with their mortgage broker for suitability.

### ANTI-MONEY LAUNDERING

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

### COUNCIL TAX

Council Tax Band C.

### DATE DETAILS PREPARED.

3rd December 2025.

### DIRECTIONS

WHAT3WORDS investors.nerd.chins







#### 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/>

#### PROOF OF FINANCE - PURCHASERS

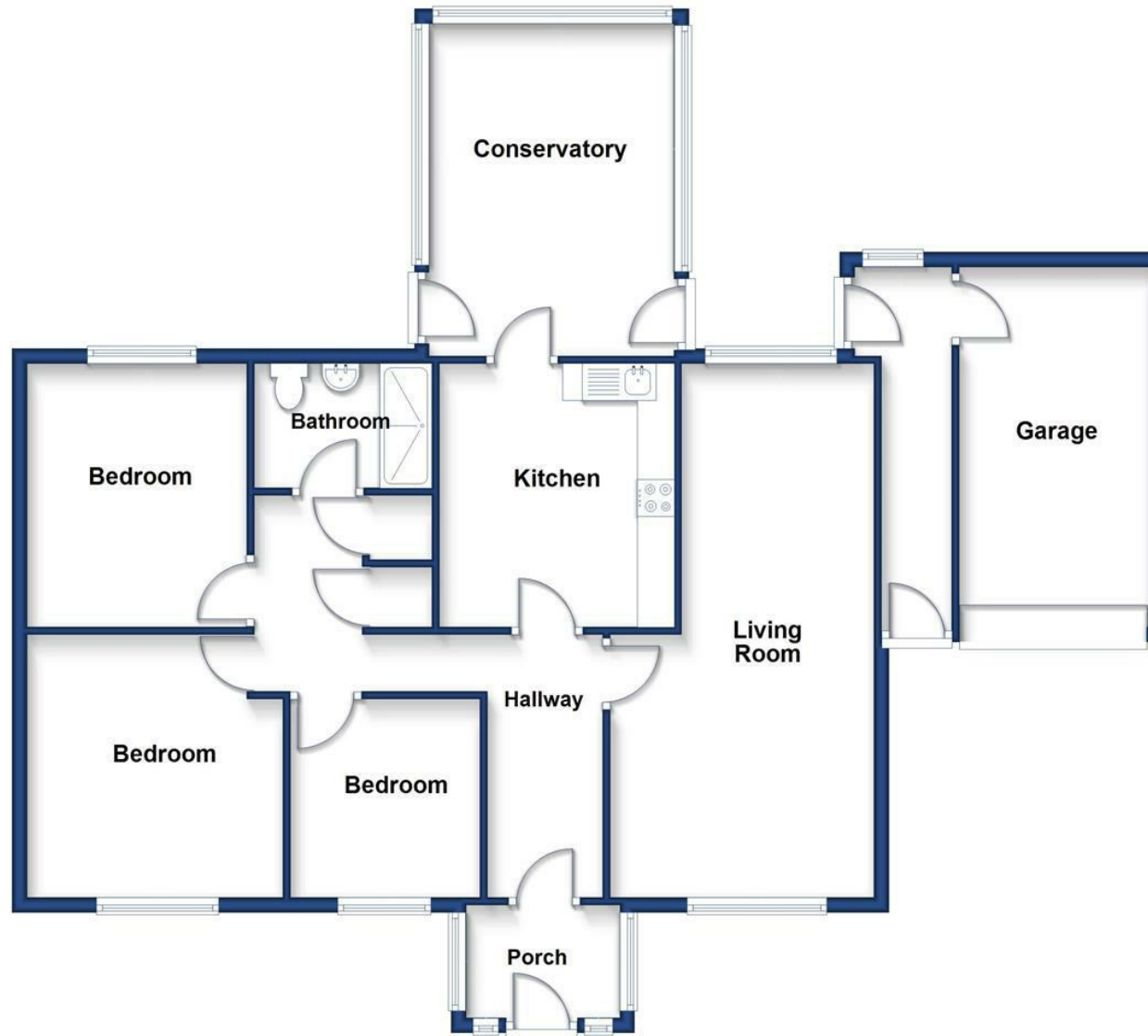
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.






## Ground Floor

Approx. 119.8 sq. metres (1289.6 sq. feet)



Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## Christophers Estate Agents

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