

16 Gibbons Fields, Mullion, TR12 7EA

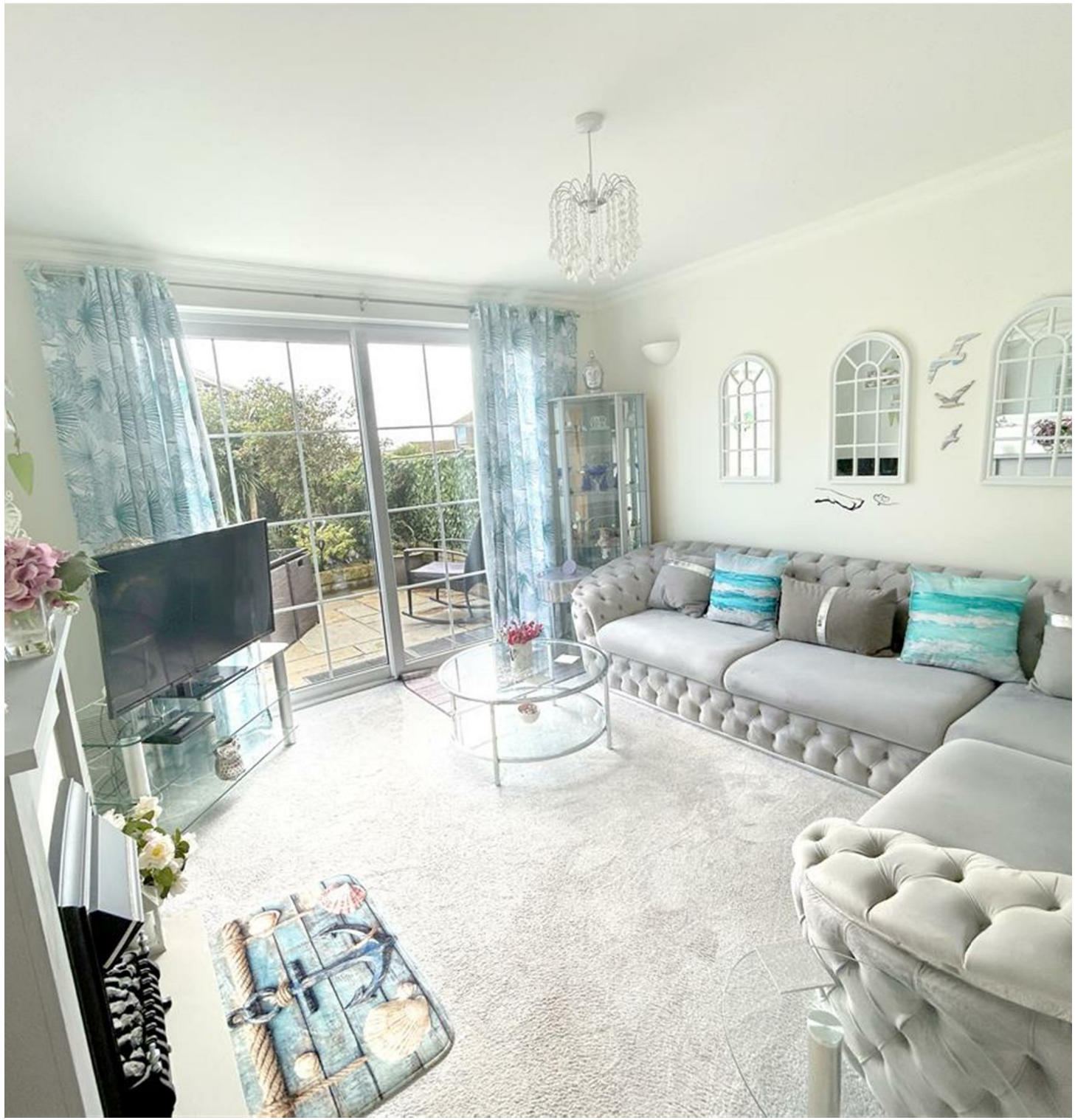
£289,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

16 Gibbons Fields

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- AIR SOURCE HEATING & SOLAR PANELS
- TRIPLE ASPECT SUN ROOM
- GARDEN & GARDEN ROOM
- PARKING
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - E54







An opportunity to purchase a nicely presented, two bedroom semi-detached property benefitting from modern air source heating and solar panels. It is situated in a pleasant cul-de-sac setting in the desirable coastal village of Mullion.

The accommodation in brief provides an entrance area/sun room, nicely fitted kitchen, two double bedrooms and a lounge with patio doors leading out on to the garden. To the outside there are gardens to the front and rear, the latter of which has a lovely garden room with shower room at the rear.

Mullion itself is the largest village on The Lizard Peninsula which is home to Britains'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 nursery. The village is home to an attractive harbour, a beach at Polurrian Cove, health centre and pharmacy, football club, cricket club along with other clubs and societies, Anglican, Methodist and Catholic churches. 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 (DIMENSIONS APPROX)
Door to sun room.

SUN ROOM/CONSERVATORY 18'11" x 6'5" (5.78m x 1.96m)
A lovely airy space being triple aspect with views out over the garden and opening to kitchen.

KITCHEN 9'11" x 10'11" (3.03m x 3.35m)

A nicely fitted cream kitchen with granite effect worktops that incorporates a stainless steel sink drainer and touch control ceramic hob. There are a mix of base and drawer units under, wall units over - two of which have glass display cabinets. Built-in oven and spaces are provided for both a washing machine and fridge/freezer. There is a built-in microwave, attractive dresser unit with display cabinets over, large storage cupboard with further overhead storage above, window to the rear aspect overlooking the garden. With opening to inner hallway.

INNER HALLWAY

With door to lounge.

LOUNGE 12'9" x 11'2" (3.91m x 3.41m)

With sliding glazed patio doors with further glazed window to the side leading out on to the patio.

BEDROOM ONE 10'9" x 10'1" (3.28m x 3.09m)

With built-in wardrobe having mirrored doors and a window to the front aspect.

BEDROOM TWO 13'7" x 7'4" (4.16m x 2.24m)

With a window to the front aspect.

SHOWER ROOM

Glazed walk-in shower cubicle, easy clean splash back, a W.C. and wash handbasin set into a vanity unit with tiled splash back, part wood paneling to the wall and a window to the front aspect.

OUTSIDE

To the front of the property there is a parking area with spaces for at least two vehicles. Flowerbeds housing plants and shrubs.

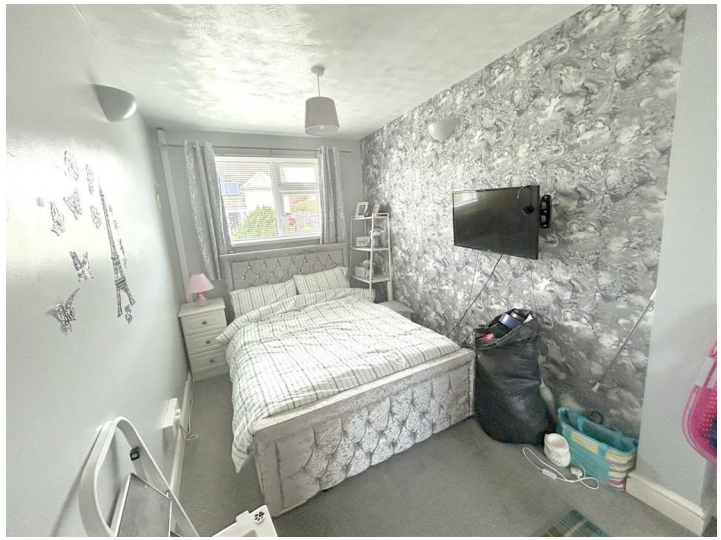
REAR GARDEN

Being nicely enclosed with a mixture of fencing and mature hedging to the rear giving reasonable degrees of privacy. There is a patio seating area, decked area, an area of artificial grass and beds housing shrubs, trees and plants.

GARDEN ROOM 15'7" x 12'0" (4.75m x 3.67m)

A very useful space, ideal for extra accommodation with window and door to the side aspect. The room is lit by a series of downlighters. Door to shower room.













SHOWER ROOM

With glazed walk-in shower cubicle, dual flush W.C., wash handbasin, mosaic style flooring and a window to the side aspect.

DIRECTIONS

From Helston follow the A3083 for approximately seven miles where you will see a turning on your right for Mullion. Turn right here and continue, passing the comprehensive school on your left hand side and take the next left into Tregellas Road. Proceed up the hill and take the first turning on the right into Trembel Road. Proceed to the end of this road and at the junction turn right and the property will be found on your left identifiable by our For Sale board.

VIEWING

To view this property, or any other property we are offering for sale. please call the number on the reserve of the details.

DATE DETAILS PREPARED

15th September, 2025.

COUNCIL TAX

Council Tax Band B.

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

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

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.

AGENTS NOTE ONE

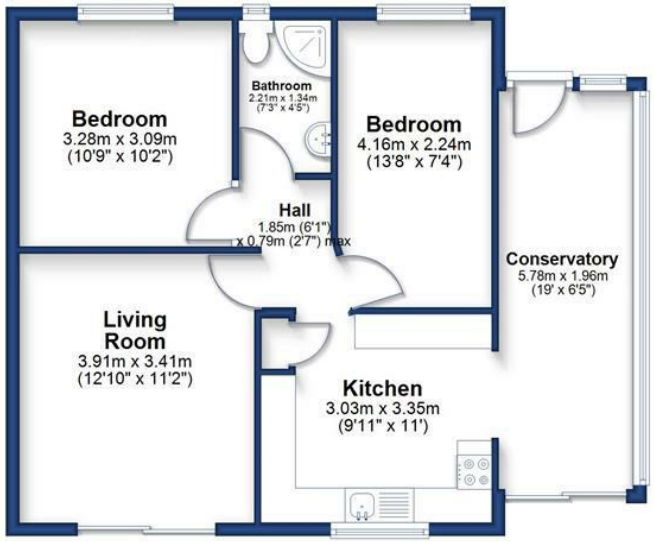
The owner advises us that after enquiries she was advised that the Garden Room did not need consents or permission. Purchasers should satisfy themselves.

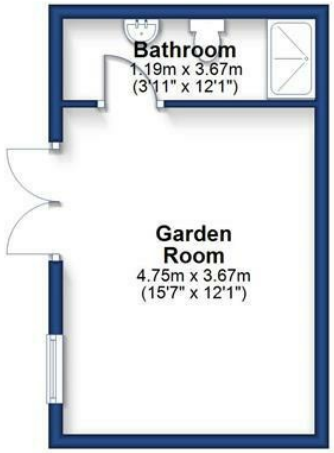
FLOOD RISK

River & Sea Very Low Surface Water Very Low.

Ground Floor

Approx. 84.1 sq. metres (905.2 sq. feet)

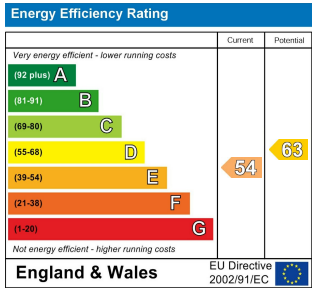




Total area: approx. 84.1 sq. metres (905.2 sq. feet)

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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