

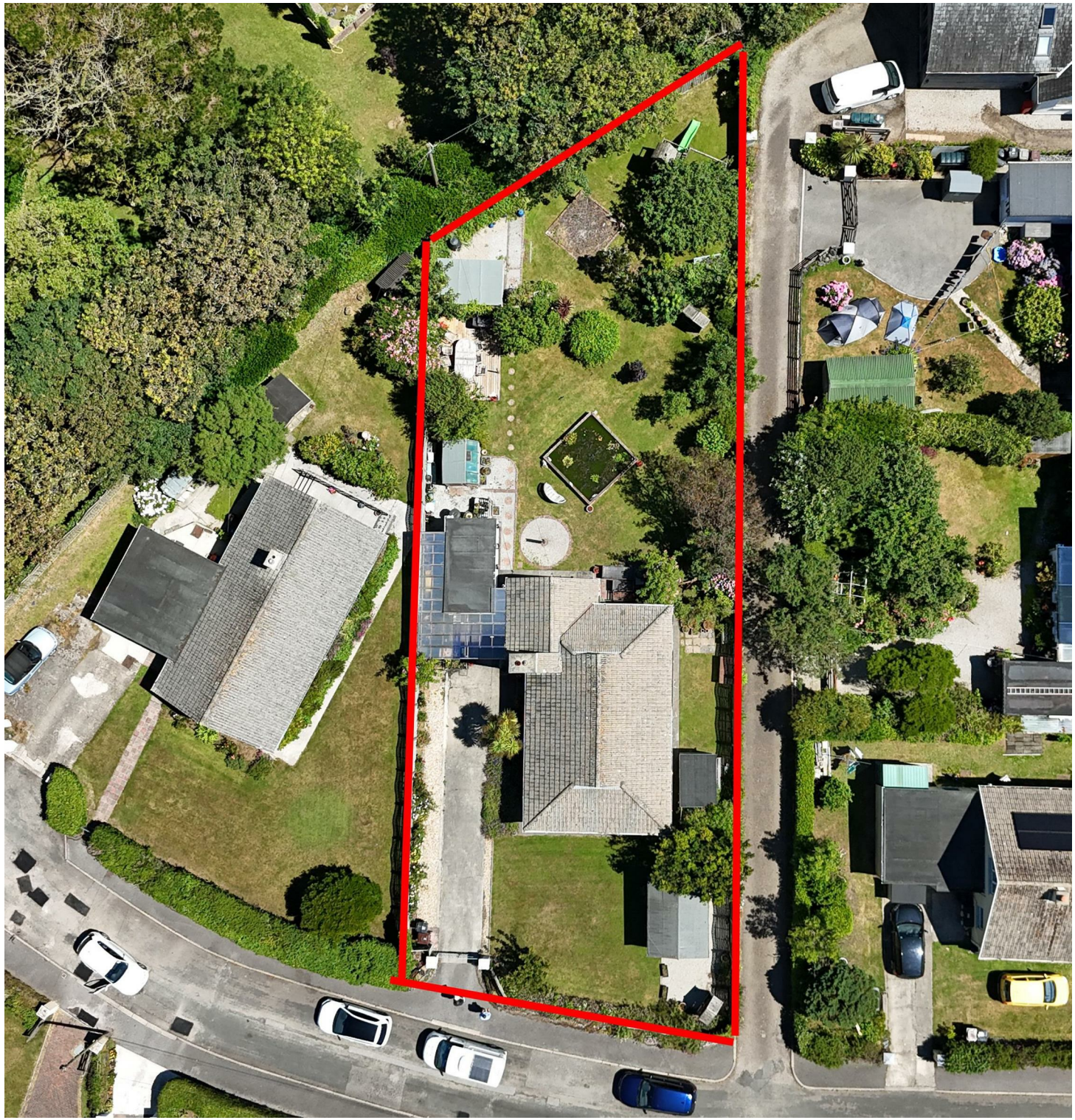
Deep Six, 11 Commons Close, Mullion, TR12 7HY

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Deep Six, 11 Commons Close

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT AFTER CUL-DE-SAC
- GENEROUS MATURE & BEAUTIFULLY ESTABLISHED GARDENS
- BRIGHT DUAL ASPECT LOUNGE OVERLOOKING THE FABULOUS GARDEN
- FITTED KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY AREA
- DRIVEWAY PARKING, GARAGE AND USEFUL OUTBUILDINGS
- COASTAL VILLAGE LOCATION
- FREEHOLD
- COUNCIL TAX D
- EPC F30



An opportunity to acquire a charming two-bedroom detached bungalow set within generous, mature gardens in a sought-after cul-de-sac in the popular coastal village of Mullion.

The well-proportioned accommodation comprises an entrance hallway, a fitted kitchen/breakfast room with adjoining utility area, a bright dual-aspect living room overlooking the beautiful gardens, two bedrooms, and a family bathroom.

A particular highlight of the property is its impressive outdoor space. The generous mature gardens feature a variety of established trees, shrubs, and specimen plants, creating a relatively private and attractive setting. The property also benefits from ample driveway parking, a garage, and a selection of useful outbuildings.

Mullion, the largest village on the Lizard Peninsula, offers a thriving community with an excellent range of local amenities. These include shops for everyday essentials, primary and secondary schools, a nursery, an 18-hole links golf course, churches, a health centre, and a pharmacy. The village is also home to a picturesque harbour and two beautiful beaches, making it an ideal location for those seeking a relaxed coastal lifestyle in this bustling village.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

FEATURE GLAZED DOOR TO





ENTRANCE HALL

With cupboard housing the immersion heater with slatted shelving. With doors to:

LOUNGE 25'7" x 13'2" (7.81 x 4.03)

A bright and airy dual-aspect living room with three windows enjoying delightful views over the mature gardens. A charming local stone fireplace currently housing an electric fire, (however we're advised that behind is a working fire place) wooden mantel provides an attractive focal point to the room (not tested).

KITCHEN/BREAKFAST ROOM 10'11" x 9'8" (3.34 x 2.95)

Being nicely appointed with wood effect kitchen comprising of granite effect worktops that incorporate a one and a half bowl sink unit with drainer and mixer tap, feature tiled splashbacks. There are a mix of base and drawers units under, wall units over, spaces being provided for a fridge freezer, dishwasher and cooker. Tile effect flooring and a window to the rear aspect with a lovely view over the garden. Opening to:

SIDE PORCH

With a door to the outside and a further door to a utility cupboard where there is room for a washing machine and tumble dryer stacked.

From the entrance hallway a glazed door leads back to:

INNER HALLWAY

With loft hatch to roof space and door to:

BEDROOM ONE 11'0" x 10'11" (3.37 x 3.35)

With an array of built-in wardrobes and storage with windows to both the front and side aspect.

BEDROOM TWO 11'6" x 11'2" (3.52 x 3.41)

Dual aspect with window to the front aspect and side aspect.

WC

With W.C. with concealed cistern, hand wash basin with tiled splashback and window to the side aspect

BATHROOM

The bathroom is well appointed with a walk-in shower cubicle featuring a glazed door, tiled splashback, and an electric shower. A wash hand basin is set within a vanity unit providing useful storage beneath, complemented by a dual-flush W.C. Three windows to the side aspect allow for plenty of natural light, while a chrome ladder-style heated towel radiator, wall tiling, wood-effect laminate flooring, a downflow heater, and recessed lighting complete the room.

OUTSIDE

A gated driveway provides off-road parking for several vehicles and is bordered by attractive rose beds. The front garden is laid mainly to lawn and features a patio seating area, together with a useful outbuilding which, we are advised, has been lined and would make an ideal summerhouse or home office.

A side garden offers an additional lawned area and a useful garden shed. Pedestrian access is available on both sides of the property, leading to the rear garden.

REAR GARDEN

A particular feature of the property is the very generous delightful, mature rear garden, beautifully planted with an array of established trees, shrubs, and flowering plants. The garden offers generous lawned areas, an ornamental pond, and several patio seating areas, creating an ideal space for both relaxation and entertaining. There are also two useful garden sheds, a separate potting shed, and an outside tap.

GARAGE 15'8" x 7'10" (4.8 x 2.4)

With power and light.

SERVICES

Mains water, electricity and drainage.

WHAT3WORDS

sweeten.obsucring.shifting

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 D.













MOBILE AND BROADBAND

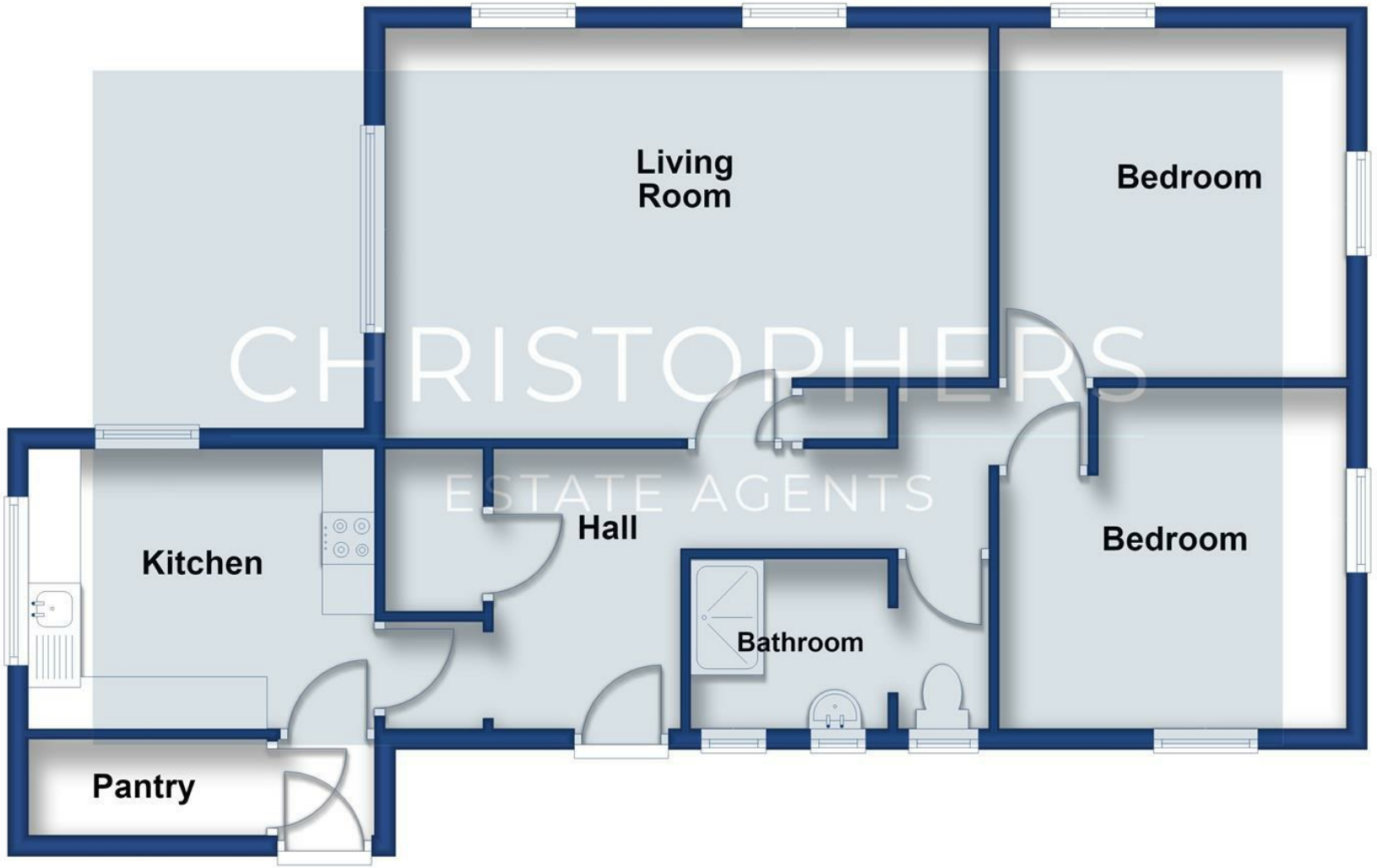
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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.

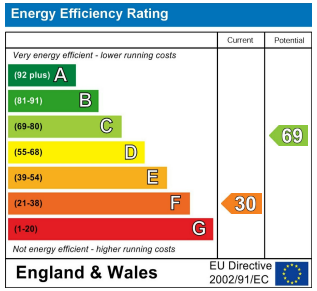
Ground Floor

Approx. 74.6 sq. metres (803.2 sq. feet)

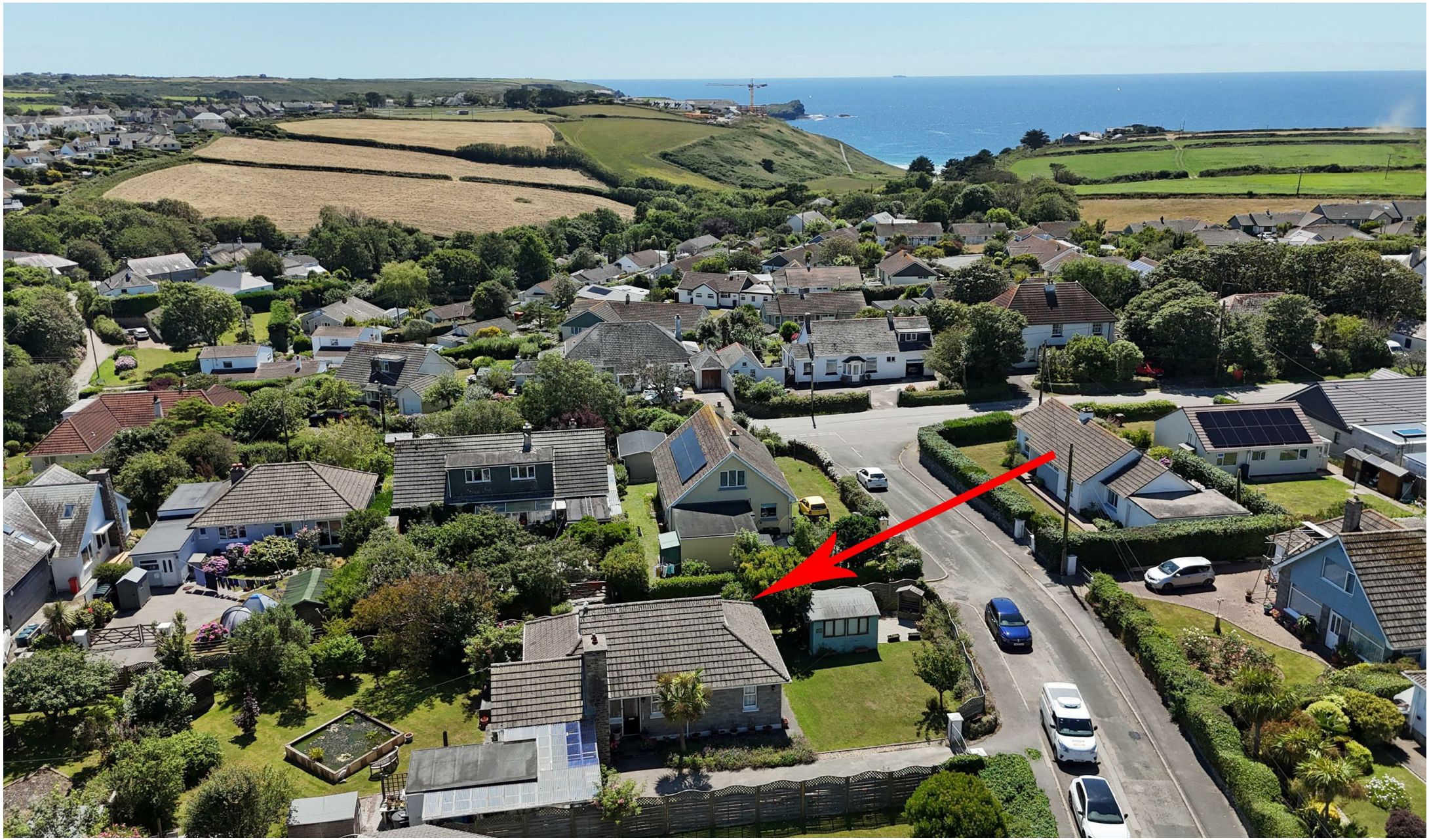


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Total area: approx. 74.6 sq. metres (803.2 sq. feet)



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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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