

10 Trembel Road, Mullion, TR12 7DY

£260,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

10 Trembel Road

- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- EXCELLENT ENERGY EFFICIENCY WITH OWNED SOLAR PANELS & GOOD BATTERY STORAGE
- RAISED DECKING, PRIVATE GARDEN & MATURE PLANTING
- SOUGHT AFTER COASTAL VILLAGE OF MULLION
- LIGHT AND SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM
- CONTEMPORARY FITTED KITCHEN & MODERN FAMILY BATHROOM
- GARAGE & DRIVEWAY
- FREEHOLD
- COUNCIL TAX B
- EPC B87







An appealing, nicely presented, exceptionally energy efficient three bedroom semi detached family home situated in the ever popular coastal village of Mullion.

Located within the well regarded residential area of Trembel Road, within easy reach of local amenities and local schooling, the property boasts eighteen owned solar panels and good battery storage providing sustainable, affordable and energy efficient family living.

Inside the accommodation is light and inviting with an open plan lounge and dining room providing a sociable space for family dining and entertaining, whilst a sliding patio door opens out onto the delightful raised decking and well tended garden beyond. This provides the perfect place in which to sit out, relax and soak up afternoon and evening sunshine, or enjoy a family barbecue or social gathering. Mature shrubs and trees provide a good degree of privacy and shelter.

The living space is complemented by a well appointed contemporary fitted kitchen with granite effect worktops, white high gloss units and a useful range of cabinetry for everyday storage. Upstairs there are two comfortable double bedrooms, one featuring large built in mirrored wardrobes, together with a family bathroom and a third bedroom suitable for children, or for use as a nursery or home office.

With a garage, driveway and scope to create further parking if required this home delivers on all fronts and should be viewed to fully appreciate all that it has to offer.

The accommodation in brief comprises an entrance porch, hallway, lounge / dining room and a kitchen, whilst upstairs there are three bedrooms and a family bathroom. The property benefits from double glazing, solar panels, battery storage and electric heating.

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. There is an 18 hole links golf course, Catholic, Anglican and Methodist Churches, a health centre and pharmacy. It boasts an attractive harbour and two beaches.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door with glazed side panels to

ENTRANCE PORCH 8'9" x 5' (2.67m x 1.52m)
With an array of windows, courtesy light and door with frosted glass side panel to

HALLWAY
With opening to staircase, wall mounted electric heater and part glazed door to

LOUNGE / DINING ROOM 23'6" x 11'5" narrowing to 8'4" (7.16m x 3.48m narrowing to 2.54m)

A light and welcoming open plan dual aspect room with part engineered oak flooring, large window to the front and a sliding patio door to the rear decking and garden. Open archway to

KITCHEN 10'9" x 9'1" (3.28m x 2.77m)

A well equipped contemporary fitted kitchen comprising granite effect working top surfaces incorporating a brushed stainless steel circular bowl and waste with Swan's neck mixer tap over and an electric hob with stainless steel chimney style hood over. There are a useful range of white high gloss cupboards and drawers with matching wall cupboards over (one housing the electric consumer unit). There is an integrated electric oven, whilst spaces are provided for a free standing fridge freezer, dishwasher and a washing machine. The room is enhanced by an attractive spotlight arrangement, partial granite effect tiling to the walls, vinyl flooring and a window with a pleasant outlook to the rear decking.

A staircase rises to the first floor

FIRST FLOOR

LANDING

With wooden balustrade, loft hatch to roof space and doors off to all three bedrooms and the family bathroom. Airing cupboard with slatted shelving housing hot water immersion cylinder.

BEDROOM ONE 11'7" x 11' (3.53m x 3.35m)

Comfortable double bedroom with useful built-in mirrored wardrobes with hanging rails and storage over, wall mounted electric heater and window to front aspect.

BEDROOM TWO 11'7" x 9'8" plus door recess (3.53m x 2.95m plus door recess)

Double bedroom with wall mounted electric heater and window to rear aspect with outlook towards Tregoning Hill in the distance.

BEDROOM THREE 8'9" x 6'6" (2.67m x 1.98m)

With wood effect flooring, wall mounted electric heater and window to front aspect.

BATHROOM

Fitted suite comprising a low level w.c, pedestal wash hand basin and a panelled bath with electric shower over and shower curtain rail. There is tiling to the walls, vinyl flooring, an extractor, a mirrored medicine cabinet, a frosted internal window to the landing and a patterned window to the rear aspect.













OUTSIDE

Designed with ease of maintenance in mind, the front garden has a low hedge and stone chipped areas which could be adapted to provide further off road parking to suit. A driveway leads on to the garage beyond which lies a lovely enclosed rear garden with a raised decked area and a variety of mature shrubs, plants and trees at the borders. Shed and outside tap.

GARAGE 15'8" x 8'4" (4.78m x 2.54m)

With up and over door, power, light and service door to rear.

SERVICES/UTILITIES

Mains electricity, water & drainage. Solar Panels and Battery.

FLOOD RISK

River & Sea Very Low Surface Water Very Low

AGENTS NOTE ONE

Our clients advise us that the property benefits from eighteen Solar Panels (owned) which have a maximum total generational capacity of 7.5 KW. Excess energy is stored in a 12KWH battery.

AGENTS NOTE TWO

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.

COUNCIL TAX

Council Tax Band B.

WHAT3WORDS

stunning.roughest.arming

ANTI-MONEY LAUNDERING

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

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/
(The owners advise us that fast fibre is connected via Wildernet)

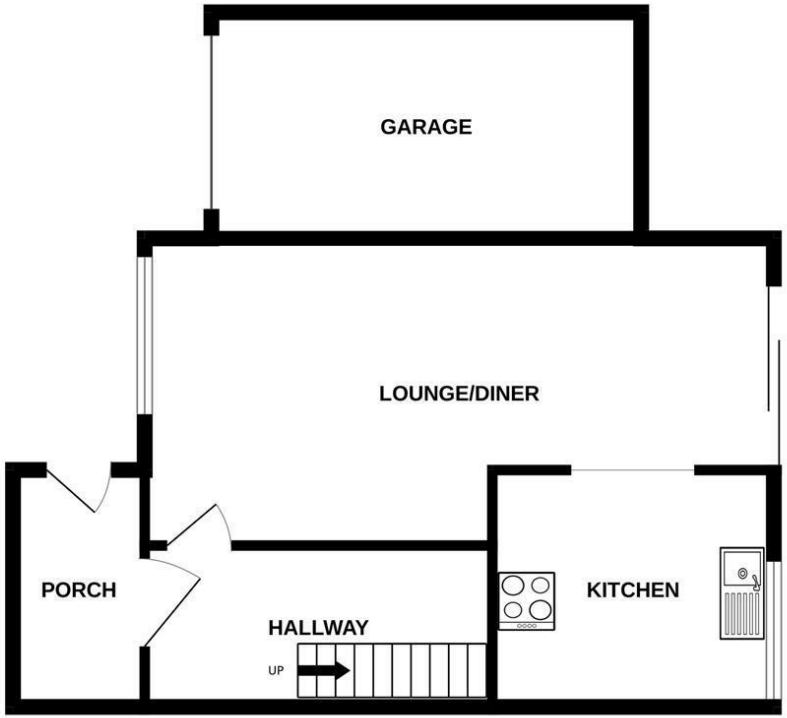
PROOF OF FINANCE - PURCHASERS

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.

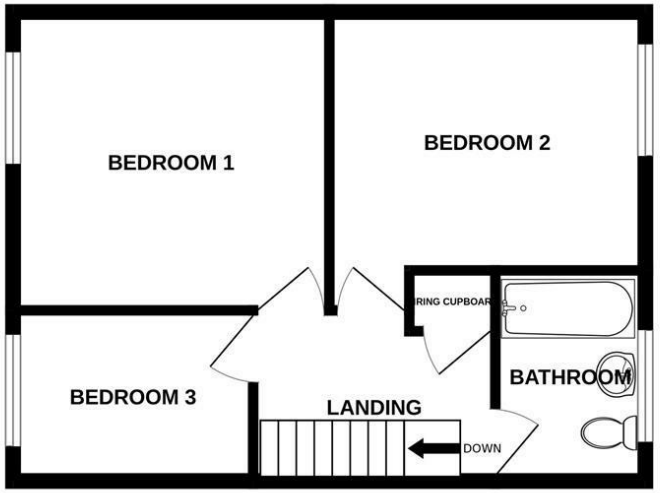
DATE DETAILS PREPARED.

20th August 2026.

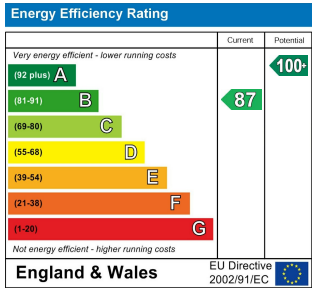
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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