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The Old Manse, Trevenner Square, Marazion, Cornwall TR17 0BJ

\*GUIDE PRICE £250,000+



A substantial property split into four apartments previously gaining a rental income of up to £23,100pae.

#### LOCATION

Marazion is an ancient town with a renowned centre of tourism and a thriving all year round community. Linked to the world famous St. Michaels Mount by causeway and ferry. The town is popular with artists and has several galleries in the centre, alongside restaurants, shops and doctors surgery. Beaches are located in Marazion and also to the west end of the town, towards Long Rock, just a short distance to Penzance and Praa Sands.

#### DESCRIPTION

The property is currently divided into four self-contained units which are as follows: A large split level two bedroom apartment, a one bedroom attic flat and two one bedroom apartments. The property whilst in need of some updating benefits from superb sea views to the front aspect and also to the side, where a mixture of sea and rural views are to be enjoyed and also benefits from a garage, garden area and off road parking. Ideal as an investment property, or as a property to be put back into one large family house.

#### ACCOMMODATION

##### Flat 1

**Ground Floor:** Entrance porch, hallway, two bedrooms, bathroom. Stairs to the first floor.



First floor: Lounge, dining room, kitchen. Energy Efficiency Rating – E

##### Flat 2

Open plan lounge/kitchen, bedroom & shower room. Energy Efficiency Rating – F

##### Flat 3

Open plan lounge/kitchen, bedroom, bathroom. Energy Efficiency Rating – E

##### Attic Flat

Lounge, kitchen, bedroom, bathroom. Energy Efficiency Rating – D

#### NOTE

The previous income for the property when fully occupied with tenants totalled



£23,100pae broken down as: Flat 1 rental income £7,800pae. Flat 2 rental income £3,900pae. Flat 3 rental income £3,900pae. Attic flat rental income £7,500pae. At the time of instruction one apartment was tenanted. Please refer to the legal pack for information on tenancy details.

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Stratton Creber Penzance 01736 360070. General enquiries Countrywide Property Auctions 01395 275691.