

LOT  
**87**

# The Saltings, Fore Street, Marazion, Cornwall TR17 0AD

GUIDE PRICE **£325,000+**\*

VACANT RESIDENTIAL

## Description

A fabulous opportunity to acquire this mid terrace property, comprising two fully self-contained, two bedroom flats, both requiring modernisation and having the benefit of on drive parking, rear courtyard and terraced gardens with views to St Michaels Mount situated in the heart of Marazion town centre. The property is being sold freehold and is likely to appeal to those looking for a home with additional income, the holiday lettings fraternity, or for multi-generation occupancy in this popular coastal location.

## Situated

Marazion is situated on the shores of Mounts Bay, with a glorious sandy beach and offers a range of bespoke shops, cafes/restaurants, public houses, art galleries and a primary school with further educational, shopping and leisure facilities at nearby Penzance, with a mainline railway station and excellent access to the A30.

## Ground Floor

**Flat 1** Entrance hall, sitting room, kitchen, two bedrooms and bathroom.

## First Floor

**Flat 2** Private entrance from the ground floor with stairs rising to the landing, sitting room, snug/office, kitchen and two bedrooms.

## Outside

Both properties have their own separate areas of garden, comprising a courtyard area currently serving flat 1, which also has the potential to open the staircase to access the terraced gardens, with views to St Michaels Mount currently serving flat 2 and on drive parking.



## Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

## EPC Ratings

**Flat 1 E. Flat 2 TBC**

## Council Tax Bands

**Flat 1 A. Flat 2 A**

## Note

The roof to the property has had new felt, batons, flashing and the tiles replaced in February 2024. Electricity checks were carried out on Flat 1 – 20/05/2021 and Flat 2 – 11/10/2023.