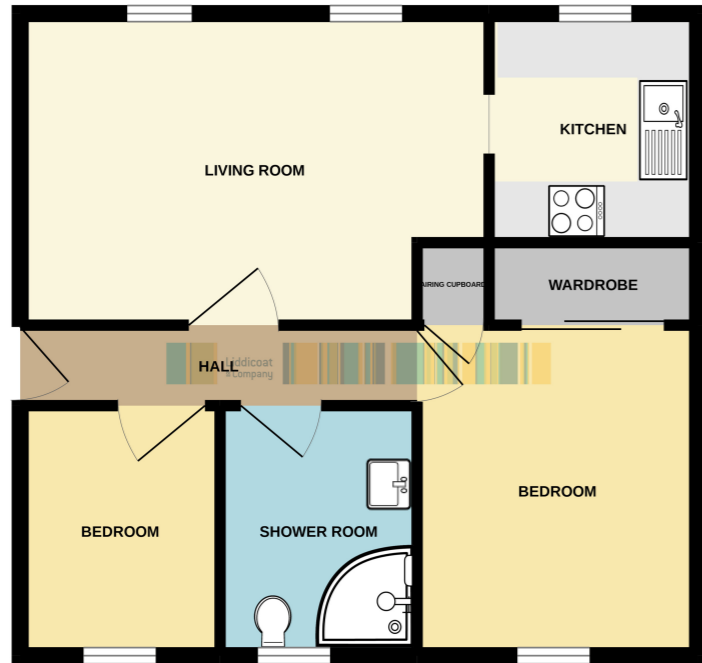


GROUND FLOOR



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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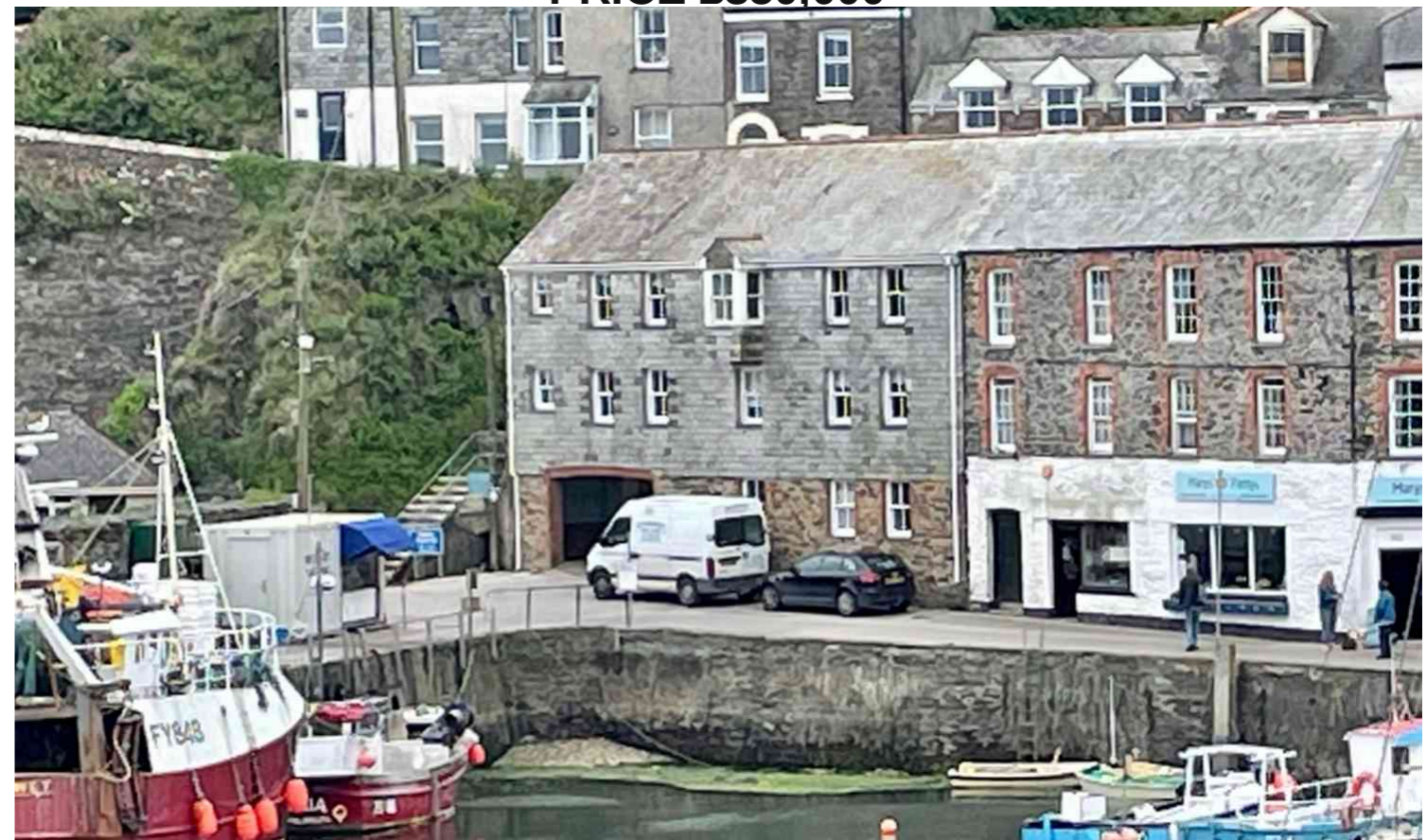


**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**4 WATERFRONT COURT, WEST WHARF, MEVAGISSEY, ST AUSTELL, CORNWALL PL26 6TU**

**PRICE £350,000**



**LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS TWO BEDROOM APARTMENT LOCATED IN THE HEART OF THIS QUINTESSENTIAL SOUTH CORNISH FISHING TOWN ENJOYING UNOBSTRUCTED VIEWS OF THE HARBOUR AND COASTAL ACTIVITY. THE APARTMENT IS CURRENTLY USED A A HOLIDAY LET BY THE PRESENT OWNERS AND IS EXTREMELY POPULAR AND HIGHLY DESIRABLE DUE TO ITS LOCATION, FACILITIES AND ALLOCATED PARKING SPACE. WE HAVE BEEN INFORMED THAT THE PROPERTY HAS ACHIEVED IN THE REGION OF £35,000-£40,000 PER ANNUM OVER THE PAST TWO YEARS . EPC BAND C**

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933



#### The Property

Liddicoat & Company are pleased to offer for sale this two bedroom apartment located in the heart of this quintessential south Cornish fishing town enjoying unobstructed views of the harbour and coastal activity. The apartment is currently used as a holiday let by the present owners and is extremely popular and highly desirable due to its location, facilities and allocated parking space. We have been informed that the property has achieved in the region of £35,000-£40,000 per annum over the past two years. EPC Band C

Mevagissey is an attractive Cornish fishing village with its active harbour at its heart, which is home to a small fleet of fishing boats and pleasure craft. The village enjoys many pubs and restaurants, with the Sharks Fin being its most renowned. Just a few miles along the Pentewan Valley at London Apprentice is the excellent Kingswood Restaurant and Bar and there is the slightly more relaxed, Hub Box located on the beach at Pentewan Sands.

There are numerous beautiful beaches nearby including Polstreath Beach within the village itself and there is also the sheltered Colona Beach, located just to the south of Chapel Point at Portmellon. Pentewan Sands and Gorran Haven beaches are located a little to the north and south of the village respectively. The renowned sailing destination of Fowey is accessible either via a foot ferry from Mevagissey Harbour or it is just 14 miles distant in a car. The stunning Roseland Peninsula is a little to the south, with its numerous stunning bays and beaches on the stretch of coast on its south easterly side. The pretty harbour-side village of St Mawes is the most famed on the peninsula and it offers boutique shopping and also fine dining within the Hotel Tresanton and Idle Rocks, as well as many fine bars and cafes.

## Room Descriptions

**Communal Entrance Hall**  
with stairs to first floor

**Hallway**  
With door to Bedrooms, Shower room and Living Room

**Living Room**  
4.95m x 3.29m (16' 3" x 10' 10")  
Two sash windows to front elevation with harbour views, laminate flooring, opening into Kitchen

**Kitchen**  
2.32m x 2.30m (7' 7" x 7' 7") Fitted with a modern range of wall, base and drawer units with work surface over, inset sink and drainer unit, sash window with harbour views to front elevation, built in electric hob, extractor hood, oven and fridge & freezer.

**Bedroom 1**  
3.48m x 2.35m (11' 5" x 7' 9") plus door recess. Built in double wardrobe with sliding doors, separate built in cupboard with hot water cylinder, window to rear elevation, night storage heater.

**Bedroom 2**  
2.13m x 2.01m (7' 0" x 6' 7")  
Window to rear elevation, night storage heater

### Shower Room

2.21m x 1.85m (7' 3" x 6' 1") A modern suite comprising, low level WC, wash hand basin, and corner shower unit with glass surround, heated towel rail and window to rear elevation

### Exterior

There is one allocated parking space

### Agents Note

The property is Leasehold with an initial lease of 999 years with approximately 997 remaining. The yearly service/ground rent/maintenance charge over the past two years we have been between is £900 & £1100. Copies of the annual accounts will be made available to interested parties that have viewed only.