



5 Trungremoor Cottages, Trungle,  
Paul, Penzance, TR19 6UF







**5 TRUNGLEMOOR COTTAGES, TRUNGLE, PAUL, PENZANCE, TR19 6UF**

**GUIDE PRICE £325,000 LEASEHOLD**

A chance to acquire a charming two bedroom end of terrace character cottage which has recently undergone modernisation to create this comfortable family home located in a quiet traffic free location within this much sought after village.

**\* TWO BEDROOMS \* LIVING ROOM \* UPVC DOUBLE GLAZING \***

**\* FIRST FLOOR BATHROOM \***

**\* RAISED GARDEN TO SIDE WITH VIEWS OVER ADJOINING FIELDS \***

**\* IDEAL FAMILY OR HOLIDAY HOME \* LOVELY LOCATION \***

**\* EPC = G \* EXCELLENT OPPORTUNITY \* VIEWING ESSENTIAL \***

The property has spacious accommodation over two floors with open plan living and kitchen area with access to a useful attic from the first floor. To the side of the property there is a raised gravelled patio area which is adjoining open fields and to the front of the property. Paul is a popular village surrounded by open countryside with church and local Inn. The fishing village of Mousehole is within a short stroll and the main town of Penzance is approximately 2 miles away, we would highly recommend an early appointment to view.

**ENTRANCE DOOR TO**

**OPEN PLAN LIVING / KITCHEN / DINING ROOM** 24' 1" x 13' 1" overall (7.34m x 3.99m)

**KITCHEN / DINING AREA** 13' 1" x 11' 6" (3.99m x 3.51m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted base and wall mounted units, ample work surface and power points, built in oven, four ring hob and extractor fan over, integrated fridge, freezer and washing machine, beamed ceiling, tiled flooring, under stairs storage cupboard housing electric central heating boiler, radiator. Open to:

**LIVING AREA** 12' 9" x 9' 4" (3.89m x 2.84m) Impressive inglenook fireplace with log burner set on slate hearth, beamed ceiling, tiled flooring, door to gardens.

**CENTRAL STAIRCASE LEADING TO**

**FIRST FLOOR LANDING** Built in storage cupboard.

**BEDROOM ONE** 12' 0" narrowing to 9' 10" x 10' 5" plus bed recess (3.66m - 3m x 3.18m) Exposed floorboards, views to Paul church, radiator.

**BEDROOM TWO** 9' 1" x 6' 5" (2.77m x 1.96m) Exposed floorboards, radiator.

**BATHROOM** White suite comprising panelled bath with shower over and folding glass door, pedestal wash hand basin, low level w.c., exposed floorboards.

**FROM LANDING, STEPS LEADING UP TO**

**ATTIC** Restricted head height, Velux window, exposed granite to one wall, exposed floorboards.

**OUTSIDE** The property has a courtyard area to the front with access to storage shed. To the rear of the property there are steps leading to a raised gravelled patio which adjoins fields overlooking surrounding countryside.

**COUNCIL TAX BAND B**

**SERVICES** Mains water, electricity and drainage.

**DIRECTIONAL NOTE** From Penzance proceed into the village of Newlyn and continue straight on up Chywoone Hill. Continue to the top of the hill and around the sharp left hand bend, as you start to go around to the right turn left signposted Paul. Proceed into the village and take the second turning right towards Trungle Moor and continue towards the end of the lane where you can find a terrace of cottages on your left hand side with number 5 being found at the end of this terrace.

**LEASE** 999 year lease created approximately 150 years ago. Please note that this lease is known as a good lease because effectively it is a freehold property in all but title, there is no landlord rent to pay.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)