



1 St. Petry, Goldsithney, Penzance,
TR20 9LA







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GUIDE PRICE £355,000 FREEHOLD

*** FIRST FLOOR BATHROOM * LOUNGE * KITCHEN / DINING ROOM * CONSERVATORY ***

*** GARAGE * GARDENS TO FRONT AND REAR * OFF STREET PARKING ***

*** ATTACHED WORKSHOP * POPULAR VILLAGE LOCATION * EPC = D ***

Situated within the centre of the popular village of Goldsithney and within walking distance of all the local amenities and also within the catchment area of the award winning St Hilary Academy primary school is this semi-detached family home. The accommodation comprises four bedroom and bathroom on the first and second floor, on the ground floor there is a lounge with a dual fuel burner leading into the kitchen/dining room and conservatory to the rear. Outside there are gardens to the front and rear mainly laid to lawn and patio, parking to the front and garage in a nearby block. Next to the house there is a workshop with power and light, perfect for home working or conversion. The property is double glazed, heated via night storage heaters and is offered for sale with no onward chain.

UPVC DOUBLE GLAZED DOOR TO

HALLWAY Stairs rising with cupboard under, night storage heater. Doors to:

LOUNGE 14' 0" x 12' 0" (4.27m x 3.66m) Double glazed window to the front, tv point, dual fuel burner to one wall set on slate hearth with wooden mantle over. Opening to:

KITCHEN / DINING ROOM 18' 0" x 8' 0" (5.49m x 2.44m) Fitted with a range of base and wall mounted units with roll top work surface and tiling over, single drainer sink unit, plumbing for washing machine/dishwasher, space for undercounter fridge, electric cooker point, double glazed window to the rear, door back into hallway. Patio doors to:

CONSERVATORY 9' 6" x 6' 8" (2.9m x 2.03m) Glazed to three sides with polycarbonate roof.

FIRST FLOOR LANDING

BEDROOM ONE 11' 6" x 9' 4" (3.51m x 2.84m) Double glazed window to the rear, night storage radiator.

BEDROOM TWO 10' 6" x 10' 2" (3.2m x 3.1m) Night storage radiator, double glazed window to the front, two cupboards, one housing hot water tank.

BEDROOM THREE 7' 4" x 7' 0" (2.24m x 2.13m) Double glazed window to the front, wall mounted electric panel heater.

BATHROOM Double glazed window to the rear, bath with mains shower over, pedestal wash hand basin, low level w.c., shaver point.

STAIRS FROM FIRST FLOOR LANDING TO

BEDROOM FOUR 18' 0" x 10' 3" (5.49m x 3.12m) Vaulted ceiling, panel heater, Velux to the rear.

OUTSIDE To the front of the property there is a garage in block approximately 20 meters from the house, parking for one vehicle, front garden which is laid to lawn enclosed by low level granite wall, pathway to the side of the property leading to the rear garden which is fully enclosed by wooden fencing, laid to lawn with raised patio. Door to:

LEAN TO TIMBER WORKSHOP 22' 9" x 8' 0" (6.93m x 2.44m) Power and light, storage into eaves.

SERVICES Mains water, electricity and drainage.

COUNCIL TAX BAND D

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.

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