

10 Garth Road, Newlyn, Penzance,
TR18 5QJ



Marshall's
ESTATE AGENTS









10 GARTH ROAD, NEWLYN, PENZANCE, TR18 5QJ

OFFERS OVER £300,000 FREEHOLD

Delightful uninterrupted views are a real feature of this semi-detached three bedroom bungalow with gardens and garage in an elevated position at the head of a small private cul-de-sac within the popular Newlyn Coombe area.

*** THREE BEDROOMS * LOUNGE * KITCHEN / DINING ROOM * BATHROOM / W.C. ***

*** GARAGE * TERRACED GARDENS * UPDATING REQUIRED ***

*** LARGE ATTIC SPACE WITH POTENTIAL FOR ADDITIONAL ACCOMMODATION SUBJECT TO
ANY NECESSARY PLANNING PERMISSIONS ***

*** DOUBLE GLAZING * EPC = E * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 76 SQUARE METRES ***

The property is situated at the end of Garth Road which is a private no through road in an elevated location with approximately 30 steps leading to the front door. From the principal living room and the main bedroom, beautiful views are enjoyed across the wooded valley of Newlyn Coombe and surrounding countryside. The internal accommodation is of a good size but does require updating, features being a large lounge with glorious views and an above average size kitchen/diner. A further feature is the property's very spacious loft which is fully boarded with a ladder, measure approximately 40ft x 14 ft with enormous potential for further living accommodation (subject to any necessary planning consents). Garth Road is pleasantly situated on the outskirts of the popular fishing village of Newlyn with excellent everyday shopping and leisure facilities.

ENTRANCE HALL: L shaped, access hatch to lot space, built in storage cupboard.

LOUNGE: 14' 7" x 12' 4" (4.45m x 3.76m) Fitted Parkray (not tested), large picture window with lovely views across the Coombe.

KITCHEN / DINING ROOM: 19' 3" x 10' 5" (5.87m x 3.17m) Integral stainless steel sink unit with adjoining work surfaces, a range of base and wall mounted cupboards, recess and plumbing for washing machine, double glazed door to the outside, two windows to the rear, storage heater.

BATHROOM: Low level w.c., large walk in double sized shower, pedestal wash hand basin, heated towel rail.

BEDROOM ONE: Window to the rear with pleasant outlook.

BEDROOM TWO: 12' 0" x 8' 6" (3.66m x 2.59m) Dimplex heater, window to the front with lovely rural views.

BEDROOM THREE: 9' 6" x 8' 7" (2.90m x 2.62m) Window to the front with lovely views.

LOFT SPACE: Approximately 40' 0" x 14' 0" (12.19m x 4.27m) Built in wooden ladder to fully boarded area.

OUTSIDE: The property is approached via approximately 30 steps with adjoining terraced garden areas with sun terrace and courtyard area with lovely views across the valley. Enclosed terraced rear garden.

BLOCK BUILT SHED: With enamel sink.

GARAGE: In block to the front of the property with a blue door.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Penzance, follow the coast road along to the fishing village of Newlyn. On Newlyn bridge turn right and follow this road passing the cinema and the church, taking the next left into Lower Gurnick Road. Continue to the towards the top of Lower Gurnick Road taking the turning left into Garth Road. Continue to the end of Garth Road where the property will be on your right hand side set back and up above the road.

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.

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