Marshall's
ESTATE AGENTS

Bramble Cottage, Relubbus,
Cornwall, TR20 9EL

BRAMBLE COTTAGE, RELUBBUS, CORNWALL, TR20 9EL

GUIDE PRICE £325,000 FREEHOLD

A semi detached Grade II listed two bedroom character cottage with parking and garden, situated in the village of Relubbus.

* TWO DOUBLE BEDROOMS * OPEN PLAN LOUNGE/DINING ROOM * WOOD BURNER *

* OFF STREET PARKING * GARDENS * GRADE II LISTED * PERIOD FEATURES *

* VILLAGE LOCATION * EPC = F * COUNCIL TAX BAND = B *

* APPROXIMATELY 63 SQUARE METRES *

A beautifully presented semi detached Grade II listed two bedroom cottage with gardens and parking, situated in the popular semi rural village of Relubbus. The accommodation comprises of lounge/dining room with stairs rising and granite chimney breast with inset wood burner, kitchen and laundry room on the ground floor. On the first floor there are two double bedrooms and bathroom. To the front of the property there is parking for one vehicle and a fully enclosed garden to the rear. Relubbus is a small village situated to the east side of St Hilary and is located approximately 1 mile from the village of Goldsithney with all it's local amenities and St Hilary Academy.

Half glazed stable door into:

LOUNGE/DINING ROOM: 25' 3" x 12' 4" (7.70m x 3.76m) Two sash windows to front and two further windows to either side, stairs rising, free standing wood burner on hearth, TV and telephone points, open beamed ceiling, night storage heater, storage cupboard, multi glazed door to laundry/utility room, wall lights.

KITCHEN: 8' 0" x 5' 9" (2.44m x 1.75m) Wooden base units with worksurface over, fitted wall shelves, tiled floor, single drainer stainless steel sink unit, space for fridge and cooker, window to side.

LAUNDRY/UTILITY ROOM: 5' 8" x 3' 8" (1.73m x 1.12m) Double glazed window and door to rear, tiled floor, plumbing for washing machine.

LANDING: Access to loft, doors to:

BEDROOM ONE: 13' 9" x 12' 2" (4.19m x 3.71m) Sash window to front, electric panel heater, storage over stairs.

BEDROOM TWO: 12' 6" x 8' 11" (3.81m x 2.72m) Sash window to rear, wall mounted electric heater, built in wardrobe.

BATHROOM: Window to side, heated towel rail, WC, P shape bath with electric shower over, wall tiling, vanity wash hand basin, inset spotlights.

OUTSIDE: There is parking for two vehicles to the front, gated access to the back garden, fully enclosed with raised flower bed, laid to patio and chipping with wooden shed.

DIRECTIONS: From Penzance proceed in an easterly direction along the A374 and turn left towards Goldsithney, proceed through the village of Goldsithney and St Hilary into the village of Relubbus whereby the property can be found on your left hand side.

SERVICES: Mains water, electric and private drainage.

AGENTS NOTE: We understand from OpenReach website that fibre broadband (FFTC) should be available to the property. We tested the mobile phone signal for O2 and it was very poor. The property is constructed

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	Mousehole	Carbis Bay	Camborne	Hayle	Lettings
01736 360203	01736 731199	01736 795040	01209 715672	01736 756627	01736 366778

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