



80 Fore Street, Newlyn, Penzance,
Cornwall, TR18 5JR









80 FORE STREET, NEWLYN, PENZANCE, CORNWALL, TR18 5JR

GUIDE PRICE £350,000 FREEHOLD

A nicely presented three bedroom terrace granite cottage situated above Newlyn Harbour and enjoying views across the aforementioned harbour and Mount's Bay, with enclosed courtyard and net loft to the rear, offered for sale with no onward chain.

*** THREE DOUBLE BEDROOMS (ONE EN SUITE) * NO ONWARD CHAIN ***

*** TWO RECEPTION ROOMS * KITCHEN/BREAKFAST ROOM ***

*** GROUND FLOOR SHOWER ROOM * HARBOUR AND SEA VIEWS ***

*** WATER SIDE POSITION * WORKSHOP/NET LOFT * REAR COURTYARD ***

*** EPC = G * COUNCIL TAX BAND = D * APPROXIMATELY 86 SQUARE METRES ***

Situated within the popular fishing village of Newlyn and enjoying uninterrupted views across the harbour towards Mount's Bay and beyond, is this nicely presented mid-terrace character cottage, offered for sale with no onward chain. The accommodation comprises of two reception rooms, kitchen/breakfast room and shower room on the ground floor. On the first floor there are three double bedrooms, one of which is en suite, both the reception rooms and bedrooms one and two have views across the harbour. The property retains many character features throughout and an added benefit is the fully enclosed courtyard, still retaining it's original cobbles and two storey net loft with potential for further development into extra accommodation. The bustling fishing village of Newlyn itself has many amenities to comprise of public houses, local supermarket, cinema, restaurants and primary school. The larger market town of Penzance is approximately one and a half mile distant along the Promenade.

Wooden front door into:

HALLWAY: Doors to rear and further door to:

LOUNGE: 12' 9" x 7' 8" (3.89m x 2.34m) Double glazed sash window to front, electric fireplace to one wall.

Door from hallway into:

DINING ROOM: 13' 4" x 9' 3" (4.06m x 2.82m) Double glazed sash window to front, fireplace to one wall (not used), fitted corner cupboard, door to:

KITCHEN/BREAKFAST ROOM: 16' 7" x 8' 4" (5.05m x 2.54m) Stairs rising with cupboard under, window and door to rear, range of base units with worksurfaces over, stainless steel sink, electric cooker point, plumbing for washing machine, door to:

SHOWER ROOM: Window to rear, WC, pedestal wash hand basin, fully tiled shower cubicle.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 13' 0" x 11' 9" (3.96m x 3.58m) Double glazed window to front with aforementioned views, wash hand basin.

BEDROOM TWO: 12' 10" x 9' 5" (3.91m x 2.87m) Double glazed window to front with views.

BEDROOM THREE: 11' 7" x 6' 3" (3.53m x 1.91m) Cupboard over stairs, window to rear, door to:

EN SUITE CLOAKROOM: With WC and wash hand basin.

OUTSIDE: To the rear of the property is a small private courtyard with cobbled storage and ladder giving access to large workshop which was previously the net loft and could be ideal for storage or converted into further accommodation with the relevant planning permission.

SERVICES: Mains gas, electricity, water and drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband might be available to the property. We tested the mobile phone signal for O2 which was adequate. The property is constructed of granite under a tiled roof.

DIRECTIONS: Leaving Penzance, head towards Newlyn and continue along the harbour, keeping the harbour on the left hand side, towards Mousehole. The property will be found on your right hand side as indicated by the agents For Sale board.

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



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