



30 Kenstellla Road, Newlyn,
Penzance, Cornwall, TR18 5AY









30 KENSTELLA ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5AY

GUIDE PRICE £450,000 FREEHOLD

A recently constructed three bedroom detached house, with parking and gardens, enjoying sea views across Newlyn Harbour, towards Penzance, Mount's Bay and St Michael's Mount.

- * THREE DOUBLE BEDROOMS * LOUNGE/DINING ROOM * FITTED KITCHEN ***
- * COASTAL VIEWS * AIR SOURCE HEATING SYSTEM * SOLAR PANELS ***
- * PARKING * GARDENS * FAMILY BATHROOM * SUN TERRACE ***
- * EPC = A * COUNCIL TAX BAND = B * APPROXIMATELY 80 SQUARE METRES ***

Situated in an elevated position above the fishing village of Newlyn is this newly constructed three bedroom detached house enjoying far reaching views over the harbour, Penzance and Mount's Bay towards St Michael's Mount. The accommodation comprises of three double bedrooms and family bathroom on the first floor, of which bedrooms and two enjoy the aforementioned views. On the ground floor there is open plan lounge/dining room with bifold doors leading out onto a sun terrace, again enjoying the views, fitted kitchen with various appliances, leading to the ground floor cloakroom. Externally, the property is approached over a driveway with parking for several vehicles with a gravelled garden to the front, with terrace to the side. The property has been completed to a high standard with air source heat pump, providing central heating, double glazed and hard wood flooring on the ground floor and fully carpeted on the first floor.

Double glazed door into:

OUTTER HALLWAY: Glazed to two sides with further door into the:

LOUNGE/DINING ROOM: 18' 0" x 15' 5" (5.49m x 4.70m) Engineered wood flooring throughout, double glazed window to rear, bifold doors to side enjoying sea views onto the raised sun terrace, stairs rising, door to:

KITCHEN: 14' 9" x 8' 7" (4.50m x 2.62m) Range of fitted kitchen units to comprise of base and wall units with worksurfaces over, integral dishwasher, fridge/freezer, cooker, hob with extractor fan over, double glazed windows to front and side and further double glazed door to rear, fitted cupboard housing hot water tank and control, further door to:

CLOAKROOM: With window to rear, WC and wash hand basin.

FIRST FLOOR LANDING: Skylight to rear, fitted cupboard, door to:

BEDROOM ONE: 13' 4" x 8' 9" (4.06m x 2.67m) Double glazed windows to front and side enjoying sea views.

BEDROOM TWO: 11' 4" x 8' 9" (3.45m x 2.67m) Double glazed window to side, again enjoying the sea views.

BEDROOM THREE: 10' 6" x 9' 1" (3.20m x 2.77m) Double glazed window to front.

BATHROOM: Double glazed window to rear, wash hand basin, WC, bath, heated towel rail, shower cubicle.

OUTSIDE: The property is approached over tarmac driveway with parking for several vehicles, front garden is fully enclosed by block wall and laid to granite chipping, gated access onto:

RAISE SUN TERRACE: 17' 6" x 7' 0" (5.33m x 2.13m) Enjoying lovely sea views.

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 good. The property is constructed of block under a concrete tiled roof.

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