



Chy An Meneth, Turnpike Hill,
Marazion, Cornwall, TR17 0BZ









CHY AN MENETH, TURNPIKE HILL, MARAZION, CORNWALL, TR17 0BZ

GUIDE PRICE £375,000 FREEHOLD

Character three bedroom, double fronted cottage, offered for sale in good decorative order throughout, making an ideal family or holiday home, with an enclosed terraced garden to rear, which offers a good degree of privacy.

*** THREE BEDROOMS * FIRST FLOOR BATHROOM * KITCHEN/DINER * LIVING ROOM ***

*** MANY PERIOD FEATURES * GOOD DECORATIVE ORDER ***

*** IDEAL FAMILY OR HOLIDAY HOME ***

*** ENCLOSED TERRACED GARDEN TO THE REAR OFFERING A GOOD DEGREE OF PRIVACY ***

*** CENTRAL POSITION * CLOSE TO MOST AMENITIES ***

*** NO ALLOCATED PARKING * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = TBC * COUNCIL TAX BAND = RATED FOR BUSINESS ***

The property has much charm and character throughout and has been used as a successful holiday let in the years gone by and is now available to the market for sale with the majority of fixtures and fittings available by separate negotiation. Chy An Meneth is located in the centre of Marazion, having an enclosed terraced garden to the rear, which offers a good degree of privacy. The main town of Marazion offers a good range of amenities along sandy beaches and St Michael's Mount. Due to the popularity of properties such as this, we recommend an early appointment.

Entrance door to:

KITCHEN/DINER: 16' 7" x 13' 9" (5.05m x 4.19m) Range of fitted hand made base units with solid wood worksurfaces, inset sink with marble surround, tiled flooring, beamed ceiling, plumbing for washing machine, shelving, double glazed window to front, individually thermostatically controlled radiator.

LIVING ROOM: 16' 0" x 12' 0" (4.88m x 3.66m) Tiled flooring, beamed ceiling, exposed granite to one wall, individually thermostatically controlled radiator, door to garden.

Stairs from kitchen/diner to:

FIRST FLOOR LANDING: Panelled walls, cupboard housing hot water cylinder, individually thermostatically controlled radiator.

BEDROOM ONE: 11' 0" x 10' 3" (3.35m x 3.12m) Sea glimpses, panelling to one wall, individually thermostatically controlled radiator.

EN SUITE SHOWER ROOM: White suite comprising wash hand basin, low level WC, tiled shower cubicle with glazed door, heated towel rail.

BEDROOM TWO: 11' 0" x 8' 9" (3.35m x 2.67m) Built in double wardrobe, panelling to one wall, individually thermostatically controlled radiator.

BEDROOM THREE: 11' 2" x 7' 2" (3.40m x 2.18m) Double built in wardrobe, panelling to one wall, individually thermostatically controlled radiator.

BATHROOM: White suite comprising panelled bath with chrome fittings and glazed splashback, panelled walls, pedestal wash hand basin, low level WC, heated towel rail.

OUTSIDE: Enclosed rear terrace garden which is paved with flower borders and fig tree, two built in storage cupboards. To the front of the property is a small enclosed terrace.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: From Penzance proceed into the town of Marazion, continue into the centre and out of the other side, go along Fore Street and as Fore Street changes into Turnpike Hill you will find Chy An Meneth on your left hand side.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of granite under a 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.
