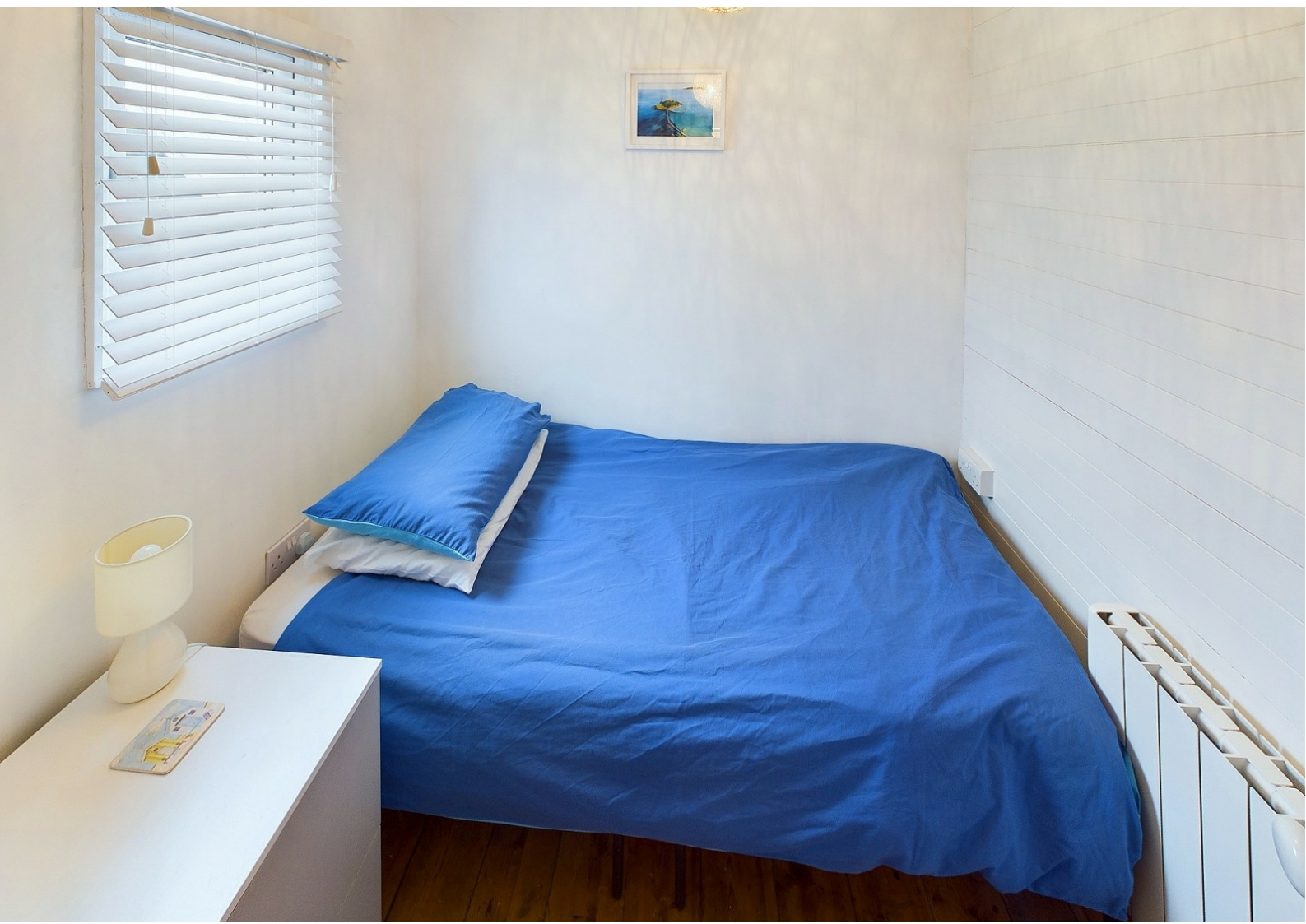




Oikos Cottage, 4 Higher Green
Street, Newlyn, Penzance,
Cornwall, TR18 5LB







OIKOS COTTAGE, 4 HIGHER GREEN STREET, NEWLYN, PENZANCE, CORNWALL, TR18 5LB

GUIDE PRICE £240,000 FREEHOLD

- * TWO BEDROOMS * FIRST FLOOR CLOAKROOM * OPEN PLAN LOUNGE/DINING ROOM ***
- * KITCHEN * SEPARATE BATHROOM WITH ROLL TOP BATH * POPULAR VILLAGE LOCATION**
- * SUCCESSFUL HOLIDAY LET * NO ONWARD CHAIN ***
- * FIXTURES AND FITTINGS AVAILABLE ON REQUEST**
- * EPC = TO BE ASSESSED * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***
- * APPROXIMATELY 51 SQUARE METRES ***

A beautifully presented two bedroom cottage with accommodation arranged over three floors and is, at present, being successfully let through AirBnb. The property is situated on the outskirts of the bustling fishing village of Newlyn and is within close proximity of both the centre with all its amenities and the harbour. The Southwest Coastpath is approximately 5 minutes walk away and the picturesque village of Mousehole is approximately 2 miles distant. The accommodation of the property consists of two bedrooms and cloakroom on the first floor, there is an open plan lounge/diner with wood burner on the ground floor, and kitchen and bathroom on the lower ground floor. The house is fully equipped and fitted for three people and the fixtures and fittings are available by separate negotiation.

Double glazed door into:

LOUNGE: 15' 9" x 11' 11" (4.80m x 3.63m) Stairs rising and descending, stripped wood floor, double glazed windows to front and rear, of which the front window has plantation shutters, Dimplex quantum night storage heater, wood burner to one wall, open beamed ceiling.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 9' 3" x 8' 6" (2.82m x 2.59m) Double glazed window to front with plantation shutter, wall mounted electric heater, built in wardrobe, access to loft.

BEDROOM TWO: 6' 10" x 6' 5" (2.08m x 1.96m) Double glazed window to rear, stripped wood floor, wall mounted electric heater.

CLOAKROOM: High level double glazed window, WC, hand basin.

Stairs from the lounge descend to lower ground floor into the:

KITCHEN: 11' 10" x 6' 8" Tiled floor, double glazed window and door to rear, base and wall units with worksurfaces and tiling over, electric cooker, hob and filter fan over, single drainer sink unit, wall mounted electric heater, recess understairs, doors to:

BATHROOM: Roll top four claw bath with electric shower over, WC, wash hand basin, plumbing for washing machine, tiled floor, underfloor heating.

OUTSIDE: To the rear of the property, there is a communal courtyard and a pedestrian access to Fore Street.

SERVICES & CONSTRUCTION: Mains water, electricity and drainage. Granite construction under a slate roof.

DIRECTIONS: Via "What Three Words" app: prettiest.resolves.careful

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was adequate. Since The EPC was commissioned in May 2019 fan assisted storage heaters have been installed. 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.
