



5 Atlantic Crescent, Sennen,  
Penzance, Cornwall, TR19 7AS



Marshall's  
ESTATE AGENTS







**5 ATLANTIC CRESCENT, SENNEN, PENZANCE, CORNWALL, TR19 7AS**

**GUIDE PRICE £265,000 FREEHOLD**

- \* THREE BEDROOMS \* FIRST FLOOR SHOWER ROOM \* TWO SEPARATE RECEPTION ROOMS \***
- \* KITCHEN \* FRONT AND REAR GARDENS \* POPULAR VILLAGE LOCATION \***
- \* NO ONWARD CHAIN \* SECTION 157 LOCAL AUTHORITY CONNECTION \***
- \* OIL-FIRED CENTRAL HEATING \* EPC = E \* COUNCIL TAX BAND = A \***
- \* APPROXIMATELY 90 SQUARE METRES \***

A nicely presented mid terrace three bedroom family home, situated on the outskirts of the popular coastal village of Sennen, with local amenities to comprise of junior school, public houses and convenience store. The beautiful beaches of Sennen and Gwynver are within close proximity and a viewing is highly recommended. The accommodation comprises of lounge, separate dining room and kitchen on the ground floor. There are three bedrooms, shower room and separate cloakroom on the first floor. Beautifully presented gardens to the front and rear, of which the rear enjoys sea views. The house is offered for sale with no onward chain, is oil-fired centrally heated, double glazed and would make an ideal home for a local family as there is a section 157 local authority clause, whereby the purchasers have to prove a local connection within the last three consecutive years.

UPVC double glazed door into:

**PORCH:** Cloaks hanging space. Half glazed door into:

**HALLWAY:** Stairs rising, doors to:

**DINING ROOM:** 10' 9" x 10' 5" (3.28m x 3.17m) UPVC double glazed window to front, radiator, open fireplace with tiled surround, serving hatch into kitchen.

**LOUNGE:** 17' 10" x 10' 9" (5.44m x 3.28m) Double glazed window to front and rear, two radiators, electric fireplace to one wall, door to:

**KITCHEN:** 14' 1" x 7' 0" (4.29m x 2.13m) Double glazed window to rear, base and wall units with worksurfaces over, one and a half bowl stainless steel sink unit, plumbing and recess for washing machine, tumble dryer, electric cooker, understairs storage cupboard, double glazed door to:

**REAR PORCH:** Double glazed to two sides, door to rear, oil-fired combination boiler.

**FIRST FLOOR LANDING:** Access to loft, double glazed window to rear with distant sea views, doors to:

**BEDROOM ONE:** 11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to front, radiator, over stairs storage cupboard, built in sliding door wardrobes.

**BEDROOM TWO:** 9' 7" x 8' 11" (2.92m x 2.72m) Double glazed window to front, radiator, sliding door wardrobes.

**BEDROOM THREE:** 7' 9" x 7' 10" (2.36m x 2.39m) Double glazed window to rear with views over Sennen village, radiator, wardrobe.

**SHOWER ROOM:** Double glazed window to rear, radiator, pedestal wash hand basin, fully tiled shower cubicle, extractor fan.

**CLOAKROOM:** Double glazed window to rear, WC.

**OUTSIDE:** The property is approached over a central pathway leading to the front door with lawned gardens to either side all bordered by established shrubs and plants. The rear garden is fully enclosed with areas of patio, lawn and large fish pond fed by waterfall, wooden shed and aluminium greenhouse backs onto open farmland with views across Sennen beach. There is right of way for this property to cross next door to the front.

**SERVICES:** Mains water, drainage, electricity, oil-fired central heating.

**DIRECTIONS:** Via "What Three Words" app: microchip.twice.remission

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity wall 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.

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