



7 St. Petry, Goldsithney, Penzance,  
Cornwall, TR20 9LA









**7 ST. PETRY, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9LA**

**GUIDE PRICE £325,000 FREEHOLD**

**\* FOUR BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \* KITCHEN/DINING ROOM \***

**\* GARAGE \* OFF STREET PARKING \* GARDENS TO FRONT AND REAR \***

**\* POPULAR VILLAGE LOCATION \* NO ONWARD CHAIN \***

**\* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 95 SQUARE METRES \***

A semi detached 4 bedroom modern house, situated within the popular village of Goldsithney and offered for sale with no onward chain. The accommodation comprises of lounge and kitchen/diner on the ground floor. On the first floor there are three bedrooms and bathroom and stairs leading from the landing into bedroom four on the second floor. The property has a driveway with parking for several vehicles leading to the garage with electric up and over door and gardens to both the front and rear. The village of Goldsithney is highly popular and the property is within walking distance of all the local amenities that the village has to offer and is also within the catchment area of St Hilary Academy. Viewing is highly recommended.

UPVC double glazed door into:

**HALLWAY:** Stairs rising with cupboard under, night storage heater, doors to:

**LOUNGE:** 13' 10" x 11' 11" (4.22m x 3.63m) Double glazed window to front, night storage heater, electric fire on slate hearth, folding doors into the:

**KITCHEN/DINING ROOM:** 17' 10" x 8' 0" (5.44m x 2.44m) Double glazed patio doors and window to rear, night storage heater, range of base and wall units with work surfaces over, one and a half bowl sink unit, space for washing machine and dishwasher, integral electric cooker, hob with filter fan over.

**FIRST FLOOR LANDING:** Stairs rising, doors to:

**BEDROOM ONE:** 11' 6" x 9' 4" (3.51m x 2.84m) Double glazed window to rear with rural views, night storage heater.

**BEDROOM TWO:** 10' 5" x 10' 1" (3.17m x 3.07m) Double glazed window to front, built in wardrobe and cupboard housing hot water tank.

**BEDROOM THREE:** 7' 2" x 7' 1" (2.18m x 2.16m) Double glazed window to front.

**BATHROOM:** Double glazed window to rear, heated towel rail, pedestal wash hand basin, WC, bath with mains shower over, shaver point and light.

Stairs from landing lead to:

**BEDROOM FOUR/ATTIC ROOM:** 17' 9" x 11' 0" (5.41m x 3.35m) Storage into eave space with Velux window to rear.

**OUTSIDE:** The property is approached over a driveway with parking for two vehicles leading to the:

**GARAGE:** 16' 11" x 8' 2" (5.16m x 2.49m) Up and over electric door, pedestrian door to rear, power and light, storage into eave space.

Front garden is laid to established shrubs and gate to side of the property, leads to the rear garden laid to lawn with raised patio.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What Three Words" app: [///financial.sized.pace](https://www.what3words.com/financial.sized.pace)

**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 fair. The property is constructed of cavity block 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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