



5 Asdally Vale, Alverton,
Penzance, Cornwall, TR20 8TF







5 ASDALLY VALE, ALVERTON, PENZANCE, CORNWALL, TR20 8TF

GUIDE PRICE £195,000 FREEHOLD

*** TWO BEDROOMS * OPEN PLAN LOUNGE/DINING ROOM/KITCHEN * BATHROOM ***

*** GARDENS * NO ONWARD CHAIN * WOODLAND VALLEY SETTING ***

*** EPC = E * COUNCIL TAX BAND = A * CASH BUYERS ONLY ***

*** APPROXIMATELY 40 SQUARE METRES ***

A two bedroom detached wooden chalet with parking and gardens, situated in a woodland valley setting on the outskirts of Penzance and offered for sale with no onward chain. The accommodation comprises of an open plan lounge/kitchen with picture window overlooking the gardens, along with a bathroom and two bedrooms. Established gardens to three sides with parking space adjoining the property. Asdally Vale is a small community of freehold chalets offering a wonderful woodland setting, with a river running through. Early viewing is highly recommended to fully appreciate this delightful and rare to the market property.

External steps leading to:

WOODEN DOOR: Into:

OPEN PLAN LIVING ROOM/KITCHEN: 23' 5" narrowing to 15' 6" x 11' 0" (7.14m narrowing to 4.72m x 3.35m) Vaulted wooden ceiling and wooden floor, free-standing multi-fuel burner, A framed window to front overlooking gardens. Kitchen area with double glazed window to side, range of base units with worksurfaces over, single bowl sink, space for fridge and electric cooker point.

BEDROOM ONE: 10' 0" x 6' 8" (3.05m x 2.03m) Double glazed window to rear, stripped wood floor and walls.

Inner door from lounge into:

HALLWAY: Cupboard housing plumbing for washing machine and hot water tank.

BATHROOM: Double glazed window to rear, wash hand basin, WC, bath with shower over.

BEDROOM TWO: 13' 0" x 6' 8" (3.96m x 2.03m) Double glazed windows to rear, striped wood walls and floor.

OUTSIDE: There is parking for one vehicle to the side of the property and gardens to three sides, fully enclosed and laid to lawn with established shrubs and plants.

SERVICES: Mains water, drainage and electricity.

DIRECTIONS: From Penzance proceed in a westerly direction towards Land's End, upon reaching the first large roundabout take the third exit signed posted Redruth, proceed along the A30 take the next left before Polgoon Vineyard, keeping left at the fork towards the Youth Hostel in Castle Horneck, upon reaching the hostel Asdally Vale can be found on your right hand side. Park in the resident's car park, follow the path and the property can be found directly in front of you.

AGENTS NOTE: Due to the construction of this property we are led to believe that a residential mortgage is unavailable. We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was Intermittent. The property is constructed of timber frame under a felt 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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