



Marshall's
ESTATE AGENTS



Glen Cottage, 9 Trevarrack Road,
Gulval Penzance, Cornwall, TR18

3DD







GLEN COTTAGE, 9 TREVARRACK ROAD, GULVAL PENZANCE, CORNWALL, TR18 3DD

GUIDE PRICE £550,000 FREEHOLD

*** COTTAGE WITH ANNEXE ***

*** MAIN HOUSE * KITCHEN / BREAKFAST ROOM * LIVING / DINING ROOM ***

*** THREE BEDROOMS * FIRST FLOOR BATHROOM ***

*** ANNEXE ***

*** LIVING ROOM * KITCHEN * GROUND FLOOR SHOWER ROOM ***

*** FIRST FLOOR BEDROOM * PATIO AREA * PARKING FOR TWO / THREE VEHICLES ***

*** GARAGE * EPC = TO BE ASSESSED ***

*** COUNCIL TAX BAND = C * APPROXIMATE SQUARE METRES TO BE CONFIRMED ***

A most charming three bedroom cottage with attached one bedroom annexe situated within the popular village of Gulval. The property comprises a kitchen/breakfast room and large living/dining room on the ground floor with three bedrooms and family bathroom on the first floor. Adjoining the property there is a one bedroom annexe which comprises a living/dining room, kitchen and shower room on the ground floor with a bedroom on the first floor. Externally there is a patio area, hardstanding to park two/three vehicles and a large garage. Due to popularity of properties such as this, we would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

KITCHEN / BREAKFAST ROOM: 13' 6" x 13' 2" (4.11m x 4.01m) Range of base and wall mounted kitchen units with work surface and power points, electric hob with extractor hood over, wall mounted double oven, built in washing machine and dishwasher, sink unit with mixer tap, central island/breakfast bar with wine cooler, integrated fridge, cupboard and drawers, vinyl flooring, radiator, double glazed window to the front. Door to:

LIVING / DINING ROOM: 20' 6" x 13' 5" (6.25m x 4.09m) Multifuel burner set on slate hearth with granite surround, two double glazed windows to the front with window seats, double glazed door to the front, vinyl flooring, two radiators. Stairs ascending to:

FIRST FLOOR LANDING: Inset spotlights, radiator.

BEDROOM ONE: 13' 7" x 7' 10" plus door recess (4.14m x 2.39m) Double glazed window to the front, radiator.

BEDROOM TWO: 11' 5" x 11' 0" maximum (3.48m x 3.35m) Double glazed window to the front, radiator, access to the loft.

BEDROOM THREE: 10' 9" x 9' 11" (3.28m x 3.02m) Double glazed window to the front, radiator.

BATHROOM: 8' 7" x 5' 2" (2.62m x 1.57m) Panelled bath with glazed screen, mixer tap with shower attachment and mains shower, pedestal wash hand basin, low level w.c, heated towel rail, fully tiled walls, vinyl flooring, double glazed window to the front.

ANNEXE

DOUBLE GLAZED SLIDING DOOR TO:

LIVING ROOM: 15' 1" x 10' 10" including stairs (4.60m x 3.30m) Vinyl flooring, two radiators.

KITCHEN: 8' 1" x 4' 10" (2.46m x 1.47m) Range of base and wall mounted units, single drainer sink unit with mixer tap, plumbing for washing machine, space for undercounter fridge/freezer, tiled splashback, electric cooker point.

SHOWER ROOM: 6' 9" x 4' 11" (2.06m x 1.50m) Corner shower cubicle with mains shower, low level w.c., corner sink unit with storage under, partly tiled walls, extractor fan, vinyl flooring, radiator, double glazed window to the front.

FIRST FLOOR

BEDROOM: 15' 8" x 9' 7" (4.78m x 2.92m) Restricted head height. Double glazed window to the front, radiator.

OUTSIDE: The property is approached over a private parking area for 2/3 cars with vehicular and pedestrian gates, patio area, oil tank next to the side of the garage and access to:

GARAGE: 24' 11" x 9' 2" irregular shape (7.59m x 2.79m) Double doors to front and pedestrian door to the side, power, light and water, plumbing for washing machine.

SERVICES: Mains water, electricity and drainage. Oil for central heating.

AGENTS NOTE: The property is mostly constructed of granite under a slate roof. We checked the phone signal with EE which was poor. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

DIRECTIONAL NOTE: From Marshall's Penzance office proceed in an easterly direction. At the roundabout next to Tesco Superstore take the second exit and continue along this road passing Pendrea Road on your left, follow the road around the right hand bend whereby the gates to the parking area can be found on your left hand side.

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
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Carbis Bay
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Camborne
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Hayle
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Lettings
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