



Marshall's  
ESTATE AGENTS



31 Florence Place, Newlyn, Penzance,  
Cornwall, TR18 5PT







**31 FLORENCE PLACE, NEWLYN, PENZANCE, CORNWALL, TR18 5PT**

**GUIDE PRICE £325,000 FREEHOLD**

**\* THREE BEDROOMS \* LOUNGE \* KITCHEN \* SEPARATE UTILITY ROOM \***

**\* GROUND FLOOR CLOAKROOM \* COURTYARD GARDEN \* POPULAR LOCATION \***

**\* DOUBLE GLAZING \* GAS CENTRAL HEATING \* EPC = D \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 74 SQUARE METRES \***

A three bedroom end of terrace family home, situated within the centre of the popular fishing village of Newlyn and within level walking distance of all its amenities. The accommodation comprises of three bedrooms on the first floor. Lounge, kitchen/dining room, separate utility and bathroom on the ground floor. There is a raised patio to the front of the house and enclosed courtyard to the rear. The house is double glazed and gas centrally heated throughout and would make an ideal family home.

UPVC double glazed door into:

**LOUNGE:** 14' 7" x 9' 11" (4.45m x 3.02m) Double glazed window to front, radiator, fire place to one wall (not used), picture rail. Door to:

**KITCHEN/DINING ROOM:** 14' 3" x 10' 11" (4.34m x 3.33m) Double glazed window to side, stairs rising with cupboard under, range of base and wall units with worksurfaces over, integral hob with extractor fan, double oven, radiator, internal window and door to:

**UTILITY ROOM:** 14' 4" x 6' 7" (4.37m x 2.01m) Double glazed window and door to rear, base units with worksurfaces over, single drainer sink, plumbing for dishwasher and washing machine, space for american fridge/freezer, access to secondary loft. Door to:

**BATHROOM:** Fully tiled walls and floor, heated towel rail, P shaped bath with main shower over, WC, pedestal wash hand basin, UPVC double glazed window to rear, extractor fan.

**FIRST FLOOR LANDING:** Access to loft, PIV system, doors to:

**BEDROOM ONE:** 11' 9" x 10' 11" (3.58m x 3.33m) Double glazed window to rear, cupboard housing combination boiler, picture rail, radiator.

**BEDROOM TWO:** 9' 10" x 8' 9" (3.00m x 2.67m) Double glazed window to front, radiator, picture rail.

**BEDROOM THREE:** 6' 10" x 5' 5" (2.08m x 1.65m) Double glazed window to front, radiator, picture rail.

**OUTSIDE:** Steps lead to patio with path to the side of the property, leading to a fully enclosed courtyard.

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

**DIRECTIONS:** Via "What Three Words" app: ///stress.mistress.spreading

**AGENTS NOTE:** 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 good. The property is constructed of block 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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