



1 Gwelmor, Pendeen, Penzance,
Cornwall, TR19 7UG



Marshall's
ESTATE AGENTS







1 GWELMOR, PENDEEN, PENZANCE, CORNWALL, TR19 7UG

OFFERS OVER £295,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM/DINER * KITCHEN * FIRST FLOOR BATHROOM ***

*** GARAGE * GARDENS TO FRONT AND REAR * VILLAGE LOCATION ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 70 SQUARE METRES ***

Situated within the popular village of Pendeen on the north coast of the Penwith Peninsula is this three bedroom end of terrace modern house with gardens and garage on block. The accommodation comprises of spacious living room with wood burner, kitchen/diner, three bedrooms and bathroom on the first floor. There are gardens to both, the front and rear and a garage in block to the rear of the property. The village of Pendeen enjoys many local amenities comprising of public house, village shop, church and the local primary school. The property does enjoy some sea views from the front elevation. Viewing is recommended to fully appreciate this lovely family home.

Double glazed door into:

PORCH: With further door into:

LIVING ROOM: 18' 8" x 14' 0" (5.69m x 4.27m) UPVC double glazed window, feature fireplace with multi fuel burner, stone surround on wooden mantle, aerial point, radiator, laminated wood flooring, telephone point.

KITCHEN: 14' 0" x 8' 5" (4.27m x 2.57m) UPVC double glazed window and rear door leading to the garden, range of wall and base level units with rolltop worksurfaces and tiling over, single drainer stainless steel sink unit, electric oven, gas hob, extractor fan, plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR LANDING: Large cupboard housing hot water tank, access to loft, doors to:

BEDROOM ONE: 14' 0" x 8' 6" (4.27m x 2.59m) Two UPVC double glazed windows to front, electric heater, laminate floor, aerial point.

BEDROOM TWO: 11' 11" x 7' 3" (3.63m x 2.21m) UPVC double glazed window to front with sea glimpses, laminate floor.

BEDROOM THREE: 8' 6" x 6' 5" (2.59m x 1.96m) UPVC double glazed window to front with sea glimpses, laminate floor.

BATHROOM: White suite comprising bath with electric shower over, low level WC, radiator, tiled floor, extractor fan.

OUTSIDE: To the rear of the property there is a garage which is in a near by block. The front garden is paved with a path and various shrubs and mature trees. To the rear the garden is fully enclosed, laid to lawn with various shrubs, trees and plants. Gated side access.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///panicking.pack.sprinkler](https://www.what3words.com/panicking.pack.sprinkler)

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of block 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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