



Marshall's

ESTATE AGENTS

36 The Strand, Newlyn, Penzance,
Cornwall, TR18 5HW









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GUIDE PRICE £270,000 FREEHOLD

*** TWO BEDROOMS PLUS ATTIC ROOM * LIVING ROOM * KITCHEN ***

*** BASEMENT * SHOWER ROOM * COURTYARD GARDEN ***

*** SEA VIEWS * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 112 SQUARE METRES ***

An extremely versatile two bedroom, four storey house with charming character throughout, located in a conservation area just off Newlyn Harbour with panoramic sea views from the top floor. The property has spacious versatile accommodation, which has much character throughout and really needs to be viewed internally to appreciate to the full. The attic room has much scope and could be used for a variety of uses, subject to any necessary planning permissions. There is a small cobble seating area to the front and courtyard to the rear with pedestrian access. The Strand is centrally located and, therefore, within close proximity to most amenities and only approximately a mile away from the main town of Penzance. Due to the potential of this property, we recommend an early appointment.

Entrance door to:

LIVING ROOM: 17' 4" x 14' 1" (5.28m x 4.29m) Feature fireplace with log burner, wooden floors, cupboard housing electric meter, smoke alarm, radiator. Steps down to:

KITCHEN: 17' 4" x 8' 9" (5.28m x 2.67m) Stainless steel inset one and a half bowl sink unit with cupboards below, wall and base units, worksurfaces and power points, plumbing for washing machine, space for cooker, beamed ceiling, door to courtyard, radiator, steps down to:

BASEMENT ROOM: 12' 0" x 11' 3" (3.66m x 3.43m) Original flagstone floor, further storage cupboard with shelves, exposed beams, radiator.

MEZZANINE LANDING: Double glazed window, understairs storage.

SHOWER ROOM: White suite comprising semi circular shower cubicle, wash hand basin, low level WC, UPVC double glazed window, radiator.

Stairs from mezzanine to:

FIRST FLOOR

BEDROOM ONE: 14' 2" x 13' 5" (4.32m x 4.09m) Windows open onto Juliet balcony with window seat, painted floorboards, wood burner, TV point radiator.

BEDROOM TWO: 12' 1" x 9' 0" (3.68m x 2.74m) Vaulted ceiling, UPVC double glazed Velux window overlooking the courtyard to the rear, built in cupboard, Worcester combi gas central heating boiler, wooden flooring.

Stairs from landing to:

ATTIC ROOM: 16' 2" x 12' 2" (4.93m x 3.71m) Vaulted ceiling with exposed beams, balcony with open out windows with sea views over Newlyn Harbour, radiator.

OUTSIDE: To the front is a cobbled seating area. Rear courtyard enclosed with pedestrian access and cold tap.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. The property is constructed of granite under a slate roof. We checked the signal with Vodafone which was poor.

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

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01736 756627

Lettings
01736 366778



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