

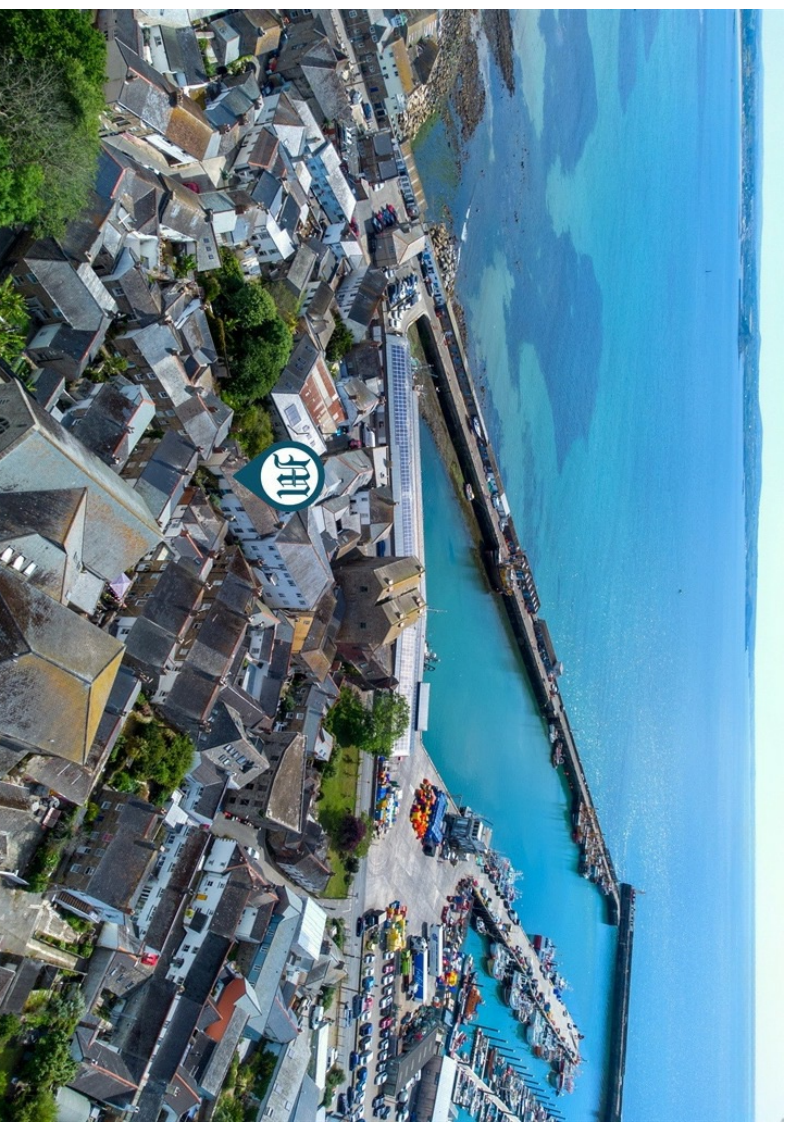


Laburnum Cottage, Orchard Place,
Newlyn, Cornwall, TR18 5BG









LABURNUM COTTAGE, ORCHARD PLACE, NEWLYN, CORNWALL, TR18 5BG

GUIDE PRICE £300,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE * LIVING ROOM/DINING ROOM ***

*** KITCHEN * FIRST FLOOR BATHROOM ***

*** MUCH CHARACTER THROUGHOUT * GAS CENTRAL HEATING ***

*** CONSERVATION AREA * PRETTY GARDENS TO FRONT ***

*** SMALL COURTYARD TO REAR * CENTRAL LOCATION * CLOSE TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 90 SQUARE METRES ***

A delightful three bedroom semi detached character property, located in a much sought-after location within the village of Newlyn with much charm and character throughout and only a short distance from most amenities and the harbour. The property has well proportioned living accommodation which the present vendors have maintained to a good standard and really needs to be viewed internally to appreciate to the full. Laburnum Cottage is located in the popular Fradgan area in Newlyn, conveniently placed and would make an ideal family home.

ENTRANCE HALL:

LIVING ROOM: 22' 11" x 7' 6" (6.99m x 2.29m) Sash window with original shutters, window seat, decorative feature gas fire with surround, alcove with cupboard and shelving over, radiator.

LOUNGE: 10' 10" x 10' 8" (3.30m x 3.25m) Period style fireplace flanked by built in cupboards with shelving above, window seat, shutters, cupboard housing combi gas central heating boiler, radiator.

KITCHEN: 10' 8" x 7' 2" (3.25m x 2.18m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, five ring gas hob and extractor hood, sunken spotlights, beamed ceiling, tiled flooring, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 4" x 11' 1" (3.76m x 3.38m) Built in wardrobes, radiator.

BEDROOM TWO: 10' 10" x 7' 7" maximum (3.30m x 2.31m maximum) L shaped, built in wardrobe and storage, radiator.

BEDROOM THREE: 9' 8" x 8' 11" (2.95m x 2.72m) Wardrobe, radiator.

BATHROOM: White suite comprising panelled bath, separate shower cubicle with glazed door, vanity unit with wash hand basin and cupboards below, low level WC, radiator.

OUTSIDE: All enclosed rear courtyard style garden with pedestrian access. Fenced front garden with well stocked flower borders.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///sheds.dean.trapdoor](https://www.what3words.com/#!/en/3d94-4g94-4g94/sheds.dean.trapdoor)

AGENTS NOTE: We understand from Openreach website that Standard Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate 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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