



Wesley Cottage, Fore Street,
Goldsithney, Penzance, Cornwall,
TR20 9LQ









WESLEY COTTAGE, FORE STREET, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9LQ

GUIDE PRICE £325,000 FREEHOLD

- * THREE BEDROOMS * LIVING ROOM/DINING ROOM * KITCHEN ***
- * FIRST FLOOR BATHROOM * COURTYARD * GARAGE WITH REAR ACCESS ***
- * CENTRAL LOCATION * CLOSE PROXIMITY TO MOST AMENITIES ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 87 SQUARE METRES ***

Character three bedroom terraced home which has much charm throughout with many period features and located in the centre of this popular village, with access to shop, choice of pubs and the renowned St Hilary school. The property has spacious accommodation over two floors, which makes an ideal family home or retirement and really needs to be viewed internally to appreciate to the full. To the rear of the property is an enclosed garden offering a good degree of privacy with decked areas, patio and summerhouse with veranda, which currently has been used as a workshop and the other building in the garden is used as a utility room. Wesley Cottage is centrally located within the village, which has a thriving community, along with post office and tea room. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL:

LIVING ROOM/DINER: 18' 9" x 16' 8" maximum (5.72m x 5.08m maximum) Double aspect room, feature granite fireplace with log burner, beamed ceiling, shelved recess, built in cupboards, views over rear garden, exposed quoins, feature fireplace, TV point, restricted head height in places, two radiators. Door to:

KITCHEN: 10' 1" x 9' 3" (3.07m x 2.82m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, space for cooker and fridge, plumbing for washing machine, LPG gas boiler, Velux window, radiator.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 2" x 11' 7" (3.71m x 3.53m) Double glazed leaded light bay window, built in storage cupboards, telephone point, original fireplace which is decorative with original cast iron inset, radiator, access to roof space.

BEDROOM TWO: 10' 0" x 6' 10" (3.05m x 2.08m) Built in wardrobes, double glazed leaded light window, radiator, access to roof space.

BEDROOM THREE/OFFICE: 9' 0" x 8' 5" (2.74m x 2.57m) Double glazed wood windows with pleasant outlook across the surrounding countryside, telephone point, eaves storage, restricted head height in places, radiator.

BATHROOM: White suite comprising panelled bath with folding glass screen, pedestal wash hand basin, low level WC, UPVC double glazed window, radiator.

OUTSIDE: Enclosed rear courtyard style gardens, slate paved area, outside tap. To the front there is a cobbled area.

SUMMERHOUSE/WORKSHOP: With power and light.

SHED: Currently used as a utility room, space and plumbing for washing machine and tumble dryer.

GARAGE: Up and over door, block built.

DIRECTIONS: Via "What3Words" app: ///arranges.spike.rewriting

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

SERVICES: Mains water, electricity and drainage, LPG boiler.

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.

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