



28 Treveneth Crescent, Newlyn,
Penzance, Cornwall, TR18 5NG







28 TREVENETH CRESCENT, NEWLYN, PENZANCE, CORNWALL, TR18 5NG

GUIDE PRICE £220,000 FREEHOLD

- * IDEAL FIRST TIME BUY * TWO DOUBLE BEDROOMS ***
- * REAR GARDEN * FITTED KITCHEN * COUNTRY VIEWS ***
- * FIRST FLOOR SHOWER ROOM * POPULAR ESTATE LOCATION ***
- * OFF ROAD PARKING * EPC = C * COUNCIL TAX BAND = A ***
- * APPROXIMATELY 58 SQUARE METRES ***

Situated in an elevated position above the fishing port of Newlyn and within close proximity to all its amenities, is this beautifully presented double fronted terrace home with off road parking and gardens. The accommodation comprises of dual aspect living room with wood burner, fully fitted kitchen and shower room on the ground floor. There are two bedrooms on the first floor, which enjoy rural views to the rear. The property is approached over a brick paved area with off road parking for several vehicles. To the rear there is a fully enclosed garden laid to lawn with shed, backing onto farmland. The property would make an ideal first time buy or investment and viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Wooden flooring with stairs rising, doors to:

LOUNGE: 14' 1" x 10' 9" (4.29m x 3.28m) Dual aspect windows to front and rear, wooden flooring, fireplace to one wall with wood burner on slate hearth.

KITCHEN: 8' 9" x 8' 4" (2.67m x 2.54m) Double glazed window to front, range of modern base and wall units with wooden worksurfaces and tiling over, stainless steel sink and drainer, fitted oven, gas hob over, space and plumbing for washing machine, radiator, laminate floor.

REAR PORCH: Space for upright fridge/freezer, radiator, laminate wood floor.

SHOWER ROOM: UPVC double glazed window to rear, fully tiled mains shower shower cubicle, vanity wash hand basin, low level WC, vertical radiator, tiled floor, extractor fan.

FIRST FLOOR LANDING: UPVC double glazed window to rear, radiator, access to loft, doors to:

BEDROOM ONE: 14' 1" x 10' 11" (4.29m x 3.33m) Double glazed windows to front and rear, built in wardrobes, one housing combination boiler, radiator.

BEDROOM TWO: 14' 1" x 8' 4" (4.29m x 2.54m) Windows to front and rear, two radiators, storage cupboard, decorative cast iron fireplace (not used).

OUTSIDE: The property is approached over a brick paved driveway with parking for several vehicles. The rear garden is fully enclosed by a variety of shrubs trees and plants, laid to lawn, storage shed, outside tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///cove.outgoing.illogical](https://www.what3words.com/cove.outgoing.illogical)

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. We checked the phone signal with Vodafone which was intermittent.

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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