



5 Penkernick Close, Newlyn,  
Cornwall, TR18 5DA







**5 PENKERNICK CLOSE, NEWLYN, CORNWALL, TR18 5DA**

**GUIDE PRICE £495,000 FREEHOLD**

- \* THREE DOUBLE BEDROOMS \* EN SUITE SHOWER ROOM \* FAMILY BATHROOM \***
- \* KITCHEN/DINING ROOM \* LOUNGE WITH FEATURE FIREPLACE \***
- \* UTILITY ROOM \* GARAGE \* OFF STREET PARKING \* GARDENS \***
- \* NO ONWARD CHAIN \* SEA GLIMPSES \* RECENTLY RENOVATED \***
- \* EPC = D \* COUNCIL TAX BAND = D \* APPROXIMATELY 84 SQUARE METRES \***

A beautifully presented and totally refurbished three bedroom detached bungalow with sea glimpses, situated in an elevated position above the fishing village of Newlyn and its amenities. The accommodation comprises of three bedrooms, one of which is en suite, family bathroom, 18ft kitchen /diner with fitted appliances, utility room and living room with open fireplace, garage with off street parking for several vehicles and garden. The property is offered for sale with no onward chain and a viewing is highly recommended.

Half glazed door into:

**HALLWAY:** Radiator, laminate wood floor, loft hatch, storage cupboard, door to:

**LIVING ROOM:** 17' 1" x 12' 11" (5.21m x 3.94m) Feature fireplace with gas fire insert, radiator, TV, broadband and telephone points, laminate wood floor, solid oak doors, double glazed window to front.

**OPEN PLAN KITCHEN/DINING ROOM:** 17' 8" x 9' 10" (5.38m x 3.00m) Fitted with base and wall mounted units with rolltop worksurfaces and splashbacks, single drainer stainless steel sink unit, double glazed window and patio doors to rear garden, built in breakfast bar, laminate wood flooring, integral appliances to include electric hob, double oven, extractor fan and dishwasher, radiator. Door to:

**UTILITY ROOM:** 8' 8" x 5' 1" (2.64m x 1.55m) Half glazed door to rear, UPVC double glazed window, integral fridge/freezer, space and plumbing for washing machine, laminate wood floor, door to garden, range of base units, cupboard housing combination boiler.

**BEDROOM ONE:** 9' 9" x 5' 8" maximum (2.97m x 1.73m maximum) UPVC window overlooking rear garden, built in storage cupboards, radiator, laminate floor. Door to:

**EN SUITE SHOWER ROOM:** Double glazed window, tiled shower cubicle with sliding glass door, mains shower, low level WC, fitted wash hand basin, extractor fan, heated towel rail.

**BEDROOM TWO:** 9' 9" x 7' 3" (2.97m x 2.21m) UPVC double glazed window overlooking front garden with sea views, fitted wardrobe, radiator, laminate floor.

**BEDROOM THREE:** 10' 4" x 8' 5" (3.15m x 2.57m) UPVC double glazed window to front with sea views, radiator, laminate floor.

**FAMILY BATHROOM:** Double glazed window, white suite comprising bath with glass screen, mains shower over, low level WC, vanity wash hand basin, heated towel rail, extractor fan, tiled floor.

**OUTSIDE:** The property is accessed over a bricked pathway with parking for several vehicles leading to the:

**GARAGE:** 18' 2" x 8' 8" (5.54m x 2.64m) Up and over door, power and light. Door access to utility room.

The front garden is laid to lawn with further established shrubs and plant borders. Gated side access to both sides of the bungalow leads to the rear garden, which is laid to lawn to two levels with countryside views to the fields at the rear.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** Via "What3Words" app: ///vibrating.talkative.latter

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity 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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