



23 Parc Terrace, Chywoone Hill,
Newlyn, Cornwall, TR18 5AS



Marshall's

ESTATE AGENTS







23 PARC TERRACE, CHYWOONE HILL, NEWLYN, CORNWALL, TR18 5AS

GUIDE PRICE £285,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM * FITTED KITCHEN/DINER ***

*** GAS CENTRAL HEATING * IDEAL FAMILY HOME ***

*** GOOD DECORATIVE ORDER THROUGHOUT ***

*** SEA VIEWS TO ST MICHAEL'S MOUNT FROM THE REAR AND GARDEN ***

*** FIRST FLOOR BATHROOM * LANDSCAPED GARDEN WITH RAISED DECKED AREA ***

*** OFFICE/STUDIO/WORKSHOP * CONVENIENT POSITION * NO PARKING ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC= D * COUNCIL TAX BAND = B * APPROXIMATELY 70 SQUARE METRES ***

An extremely well presented three bedroom semi detached family home located in a sought-after location within Newlyn, having well proportioned living accommodation and really needs to be viewed internally to appreciate to the full. The present vendors have maintained the property to a high standard, having well proportioned living accommodation. There are sea views from the rear windows and the garden across Mount's Bay to St Michael's Mount. A particularly attractive feature are the landscaped gardens to the rear, which have been paved with a raised decked area, taking full advantage of the views and with insulated outbuilding, ideal for office, studio or workshop. Parc Terrace is a popular area and we recommend an early appointment.

ENTRANCE HALL: Understairs storage cupboard housing gas "Glow Worm" combination boiler, tiled flooring, radiator.

LIVING ROOM: 11' 5" x 10' 1" (3.48m x 3.07m) UPVC double glazed bay window, fireplace with tiled hearth flanked by shelved recess, engineered oak flooring, radiator.

KITCHEN/DINER: 17' 9" x 10' 0" (5.41m x 3.05m) Inset ceramic sink and drainer with cupboards below, UPVC double glazed picture window with sea views of St Michael's Mount, good range of wall and base units, solid wood worksurfaces and space for double gas oven with extractor hood over, integrated Bosch dishwasher and Zanussi washing machine, fridge, engineered oak flooring, cupboard housing fuse box, TV point, inglenook fireplace with slate hearth, shelved alcoves, pantry storage, radiator, UPVC double glazed doors leading to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Painted wooden stairs, access to roof space via pull down ladder, insulation boarding.

BEDROOM ONE: 11' 7" x 8' 4" (3.53m x 2.54m) Double glazed window overlooking Mount's Bay to St Michael's Mount, Jubilee Pool and beyond, radiator.

BEDROOM TWO: 11' 8" x 9' 5" (3.56m x 2.87m) UPVC double glazed window, built in storage shelves, radiator.

BEDROOM THREE: 8' 3" x 8' 0" (2.51m x 2.44m) Decorative fireplace, wooden floor, UPVC double glazed window, radiator.

BATHROOM: White suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin, low level WC, fully tiled wall, extractor fan, radiator.

OUTSIDE: The rear garden has been landscaped and levelled with patio area, raised decked area including seating, taking full advantage of the view, raised flower bed, outside tap.

OFFICE/STUDIO/CRAFTROOM: Insulated, wooden floor, electric heating, windows with views towards St Michael's Mount.

The front garden is walled and paved with original Victorian tiles.

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. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block 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.

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01736 360203

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