



4 Clifton Terrace, Newlyn,
Penzance, Cornwall, TR18 5HY









4 CLIFTON TERRACE, NEWLYN, PENZANCE, CORNWALL, TR18 5HY

GUIDE PRICE £280,000 FREEHOLD

- * TWO BEDROOMS * LIVING ROOM * SEPARATE DINING ROOM *
- * FITTED KITCHEN * GOOD DECORATIVE ORDER THROUGHOUT *
- * IDEAL FAMILY HOME OR FIRST TIME PURCHASE *
- * CENTRALLY LOCATED * ENCLOSED SUNNY ASPECT GARDEN TO FRONT *
- * GOOD SIZE ATTIC SPACE IDEAL FOR CONVERSION (SUBJECT TO PLANNING) *
- * SHORT STROLL TO THE PROMENADE AND NEWLYN GREEN *
- * SEA VIEWS TOWARDS ST MICHAEL'S MOUNT FROM FIRST FLOOR *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 93 SQUARE METRES *

Located in a tucked away position near the centre of Newlyn is this two bedroom character home with sea views towards St Michael's Mount and only a short stroll from the amenities in Newlyn. The town of Penzance is just a short drive away with both the promenade and Newlyn green within walking distance. The property has been well cared for by the present vendor and is therefore offered to the market in good decorative order throughout with well-proportioned living accommodation which would make an ideal family home. To the front of the property is a sunny aspect garden with cobbled sitting area offering a good degree of privacy. There is also access to the rear courtyard. Clifton Terrace is one of the more sought after areas in Newlyn and we would highly recommend an early appointment to view.

ENTRANCE HALL: Half glazed Cornish door into:

LIVING ROOM: 12' 6" x 11' 7" (3.81m x 3.53m) Period style fireplace with tiled inset and carved surround, shelved recess, cornice, picture rail, window seat overlooking garden, tv point. Opening to:

DINING ROOM: 13' 2" x 11' 11" (4.01m x 3.63m) Open fireplace with log burner set on tiled hearth flanked by shelved recess, laminate flooring.

KITCHEN: 10' 7" x 8' 7" (3.23m x 2.62m) Stainless steel inset single drainer sink unit with cupboards below, a range of fitted base and wall mounted units with work surface and power points, space for freestanding cooker, extractor hood, cupboard housing hot water cylinder.

UTILITY ROOM: 8' 8" x 8' 7" (2.64m x 2.62m) Space and plumbing for washing machine and tumble dryer, half glazed door to courtyard.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR LANDING: Access to loft insulated and boarded with good head height, ideal for a variety of uses subject to any necessary planning permissions.

BEDROOM ONE: 16' 0" x 12' 1" (4.88m x 3.68m) Sliding sash windows with original shutters having sea views over Mount's Bay to St Michael's Mount and beyond, built in wardrobes.

BEDROOM TWO: 12' 1" x 9' 8" (3.68m x 2.95m) Built in wardrobes, window to the side.

OUTSIDE: The front garden is laid to patio with established plant borders, raised pebbled seating area and a good degree of privacy. To the rear there is a courtyard with pedestrian access and outside tap.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: Via what3words ///skater.height.pint

AGENTS NOTE: We checked the phone signal with Vodafone which was good. The property is constructed of granite under a slate roof. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property.

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

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01736 795040

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Lettings
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