



13 Tolcarne Terrace, Tolcarne  
Place, Newlyn, Cornwall, TR18

5PS









**13 TOLCARNE TERRACE, TOLCARNE PLACE, NEWLYN, CORNWALL, TR18 5PS**

**GUIDE PRICE £325,000 FREEHOLD**

- \* ONE/TWO BEDROOMS \* RENOVATION REQUIRED \* EXPOSED BEAMS \*
- \* PARKING SPACE \* ENCLOSE REAR GARDEN \* SEA VIEWS \*
- \* ACCESS TO NEWLYN AND PENZANCE PROMENADE \* NO ONWARD CHAIN \*
- \* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 68 SQUARE METRES \*

Situated right on the sea front, centrally located in Newlyn, is this two bedroom character cottage in need of some renovation and for sale with no onward chain. The accommodation comprises of kitchen/diner, bedroom, shower room and large workshop on the ground floor. On the first floor there is living room/bedroom enjoying the views across Mount's Bay. There is a large enclosed private garden to the rear. The property is located directly on the sea front and within level walk of all the amenities of Newlyn and a short walk from Penzance promenade.

Stable wooden door into:

**HALLWAY:** Exposed beams, half glazed door into:

**LIVING ROOM/KITCHEN:** Double glazed window to front, and further window to rear, exposed beams, feature fireplace (not tested), radiator, storage cupboard.

**KITCHEN:** Range of base units, space for fridge, plumbing for washing machine, space for cooker, stainless steel sink unit, stairs raising, combination boiler, door to:

**BEDROOM ONE:** 13' 10" x 7' 10" (4.22m x 2.39m) Two windows overlooking garden, radiator.

Door from kitchen to:

**LOBBY:** Double glazed door to rear garden.

**SHOWER ROOM:** Built in cupboard, window, electric shower cubicle, pedestal wash hand basin, low level WC.

Stairs from kitchen lead to:

**FIRST FLOOR LANDING:** Window to rear, radiator, doors to:

**BEDROOM TWO/LIVING ROOM:** 14' 3" x 11' 1" (4.34m x 3.38m) Window to front with uninterrupted views across Mounts Bay from St Michael's Mount to Newlyn Harbour, radiator.

**OUTSIDE:** Fully enclosed walled and fenced garden with outside WC, outside tap and:

**WORKSHOP:** 15' 10" x 8' 0" (4.83m x 2.44m)

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

**DIRECTIONS:** Via "What3Words" app: [///sneezing.thatched.slams](https://www.what3words.com/sneezing.thatched.slams)

**AGENTS NOTE:** We understand from Openreach website that Standard Broadband (ADSL) is available to the property. The property is constructed of granite under a 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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