



Ty-West, Old Paul Hill, Newlyn,
Penzance, Cornwall, TR18 5BX









TY-WEST, OLD PAUL HILL, NEWLYN, PENZANCE, CORNWALL, TR18 5BX

GUIDE PRICE £500,000 FREEHOLD

*** THREE BEDROOMS * BATHROOM * LOUNGE * KITCHEN/DINING ROOM ***

*** GARDENS TO FRONT AND REAR * GARAGE * OFF STREET PARKING ***

*** PANORAMIC SEA VIEWS * C = TBC * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 80 SQUARE METRES ***

A detached three bedroom bungalow set in an elevated position above the fishing town of Newlyn and enjoying panoramic views across Mount's Bay towards St Michael's Mount and beyond. The accommodation comprises of three bedrooms, bathroom, lounge, kitchen/dining room, sun room to the rear. The bungalow has off street parking for several vehicles, L shaped garage, gardens to both the front and rear and is gas centrally heated and double glazed. Viewing is highly recommended due to the location of this bungalow.

Half glazed door into:

HALLWAY: Radiator, access to loft, doors to:

LOUNGE: 15' 5" x 11' 2" (4.70m x 3.40m) Double glazed window to front and side with views across Mount's Bay and beyond, radiator, gas fireplace on tiled hearth to one wall. Lounge opens into the:

KITCHEN/DINING ROOM: 20' 11" x 9' 5" (6.38m x 2.87m) Radiator, double glazed window to side, rear and further single glazed window with views. Kitchen: base and wall units with worksurfaces and tiling over, single drainer sink unit, plumbing for dishwasher, gas cooker point.

BEDROOM ONE: 11' 3" x 10' 1" (3.43m x 3.07m) Double glazed window to front with views, radiator, fitted wardrobes.

BEDROOM TWO: 13' 5" x 8' 7" (4.09m x 2.62m) Double glazed window to front and side with views, two radiators.

BEDROOM THREE: 11' 7" x 7' 3" (3.53m x 2.21m) Double glazed windows to side and rear, radiator.

BATHROOM: Double glazed window to rear, bath with shower over, WC, pedestal wash hand basin, radiator, shaver point.

Door from kitchen leads to:

SUN ROOM: 9' 2" x 3' 4" (2.79m x 1.02m) Tiled floor, windows and door to rear.

OUTSIDE: The property is approached over a bricked driveway (with outside tap) with parking for multiple vehicles leading to:

GARAGE: 24' 8" x 9' 7" (7.52m x 2.92m)L shaped with up and over electric door, window and door to rear, power and light connected.

Front and rear gardens are laid to lawn enjoying the views. The rear garden is terraced with further side garden laid to bark chipping.

AGENTS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof.

SERVICES: Mains water, electricity, gas and drainage, solar panels.

DIRECTIONS: Via "What3Words" app: [///bike.full.salaried](https://www.what3words.com/#!/bike.full.salaried)

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
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