



Trecolver, Crowlas, Penzance,  
Cornwall, TR20 8DP









**TRECOLVER, CROWLAS, PENZANCE, CORNWALL, TR20 8DP**

**GUIDE PRICE £195,000 FREEHOLD**

- \* TWO BEDROOMS \* LOUNGE/DINING ROOM \* SUN ROOM \* KITCHEN \*
- \* GROUND FLOOR BATHROOM \* GAS CENTRAL HEATING \* DOUBLE GLAZING \*
- \* ENCLOSED LAWNED GARDEN \* CENTRAL POSITION \*
- \* IDEAL FOR A YOUNG FAMILY OR FIRST TIME BUYER \* PERIOD FEATURES \*
- \* CLOSE TO VILLAGE AMENITIES \* NO PARKING \*
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \*
- \* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 71 SQUARE METRES \*

A charming two bedroom terraced cottage, located in the centre of Crowlas, being conveniently placed for all local amenities and which really needs to be viewed to appreciate to the full. The property has well proportioned living accommodation with period features and a particularly attractive feature is the enclosed lawned garden to the rear. Crowlas is a popular area between Penzance and Hayle and we recommend an early appointment.

Double glazed door to:

**LOUNGE/DINING ROOM:** 18' 3" x 13' 7" (5.56m x 4.14m) UPVC double glazed window to front, beamed ceiling, inglenook fireplace with cast iron log burner, understairs storage area, two radiators.

**KITCHEN:** 9' 10" x 5' 9" (3.00m x 1.75m) Inset single drainer sink unit with cupboards below, fitted wall and base units, worksurfaces, power points, space for cooker, extractor hood, quarry tiled flooring, door to:

**SUN ROOM/UTILITY:** 10' 0" x 6' 10" (3.05m x 2.08m) Built in cupboards, plumbing for washing machine, quarry tiled floor, door to garden.

**BATHROOM:** White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, UPVC double glazed window, two radiators.

Stairs from living room to:

**FIRST FLOOR LADING:** Access to roof space via pull down ladder.

**BEDROOM ONE:** 14' 0" x 9' 3" (4.27m x 2.82m) UPVC double glazed window, radiator.

**BEDROOM TWO:** 10' 9" x 9' 2" (3.28m x 2.79m) UPVC double glazed window, radiator.

**OUTSIDE:** Enclosed rear garden which is lawned with high fencing flower borders and patio area, pedestrian access.

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

**DIRECTIONS:** As you proceed through Crowlas from Penzance you will find the property on your left hand side.

**AGENTS NOTE:** We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under 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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