



2 Lowenva, Trereife, Penzance,
Cornwall, TR20 8TJ







2 LOWENVA, TREREIFE, PENZANCE, CORNWALL, TR20 8TJ

GUIDE PRICE £295,000 FREEHOLD

- * TWO BEDROOMS * FEATURE OPEN PLAN LIVING / KITCHEN / DINER ***
- * FIRST FLOOR BATHROOM * NO ONWARD CHAIN ***
- * PROPANE GAS CENTRAL HEATING * UPVC DOUBLE GLAZING**
- * GOOD DECORATIVE ORDER THROUGHOUT * FINISHED TO A HIGH STANDARD**
- * SUNKEN SUN TERRACE * PARKING FOR TWO VEHICLES ***
- * LARGE GARDENS TO SIDE AND REAR IDEAL FOR DEVELOPMENT (SUBJECT TO ANY PLANNING PERMISSIONS) ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = ANTICIPATED D * APPROXIMATELY 55 SQUARE METRES ***

Much sought-after location for this extremely well presented two bedroom semi detached two storey barn conversion, converted approximately 8 years ago to a high standard and set within larger than average grounds, which have great potential for extension, subject to any necessary planning permissions. The property offers well proportioned accommodation over two floors, which has been designed in such a way to maximise space. The property would be ideal for a young family, first time buyer or investment and the quality of fixtures and fittings is of a good standard. A particularly attractive feature are the gardens, which are laid to the front and the side of the property with a good degree of privacy and great scope for development, with steps to the parking area with space for two vehicles. Trereife is a small hamlet on the outskirts of Penzance with access to open countryside and only a short drive to the town. Due to the popularity of properties such as this, we recommend an early appointment.

Entrance door to:

OPEN PLA LIVING / KITCHEN / DINER: 20' 3" x 16' 8" maximum (6.17m x 5.08m maximum) Feature log burner, limestone tiled flooring, UPVC double glazed window to side, further UPVC double glazed windows to front and rear.

KITCHEN AREA: Inset mix single drainer sink with cupboards below, extensive range of fitted wall and base units, oak worksurfaces, built in AEG oven with propane gas hob over and extractor hood, integrated dishwasher and fridge, tiled flooring, spotlights, complementary hand made Winchester worktop tiling, understairs area, cupboard housing combi propane gas central heating boiler, two radiators, double french doors opening to patio to the front.

Hand made oak staircase rising to:

FIRST FLOOR LANDING: Oak flooring, Velux window

BEDROOM ONE: 11' 2" x 9' 0" (3.40m x 2.74m) Oak flooring, UPVC double glazed window with pleasant outlook over the gardens, wall lights, double glazed Velux window, radiator.

BEDROOM TWO: 11' 3" x 8' 0" (3.43m x 2.44m) Oak flooring, UPVC double glazed windows with open outlook over the garden, radiator.

BATHROOM: White suite comprising panelled bath with shower over, UPVC double glazed window with tiled sill, vanity unit with wash hand basin and cupboard below, low level WC, complementary wall tiling, sunken spotlights, chrome towel rail.

OUTSIDE: To the front of the property is a larger than average garden laid to lawn which offers a good degree of privacy with gravelled and patio areas, further side garden ideal for further development, subject to any necessary planning permissions, small area to the rear. From the front area, steps up to:

PARKING AREA: For two vehicles.

SERVICES: Mains water, electricity and private shared drainage.

DIRECTIONS: From Penzance, follow the A30 west towards Lands End. At Newlyn Coombe crossroads, turn right and follow this road past the granite building to a driveway on the right hand side. On entering the driveway, continue down to the bottom where the property is situated.

AGENTS NOTE: We understand from Openreach website that Standard Broadband (ADSL) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent.

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



www.marshallspz.co.uk