



Marshall's
ESTATE AGENTS



Rondeval, Fore Street, Marazion, Cornwall,
TR17 0AS







RONDEVAL, FORE STREET, MARAZION, CORNWALL, TR17 0AS

GUIDE PRICE £240,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * DUAL ASPECT LOUNGE ***

*** KITCHEN/DINING ROOM * UTILITY ROOM * GARDEN * USEFUL LOFT ROOM ***

*** EPC = F * COUNCIL TAX BAND = B * APPROXIMATELY 55 SQUARE METRES ***

A nicely presented two bedroom end of terrace cottage, situated within the centre of the popular coastal town of Marazion and offered for sale with no onward chain. The accommodation comprises of dual aspect lounge with fireplace, kitchen/dining room and utility on the ground floor. On the first floor there are two double bedrooms, bathroom and access to useful loft space with skylight. To the rear of the property there is a granite built workshop, further store with plumbing for washing machine and steps leading to a garden laid to lawn.

Half glazed door into:

KITCHEN/DINER: 12' 2" x 10' 9" (3.71m x 3.28m) Double glazed window to side, stairs rising with cupboard under, tiled floor, beamed ceiling, base units with worksurface over, one and a half bowl ceramic sink, electric oven, hob and filter fan over, integrated fridge, wall mounted electric panelled heater, doors to:

UTILITY ROOM: Window and door to rear, tiled floor, base units with wooden worksurfaces over, integrated dishwasher and freezer.

Further door from the kitchen into:

LIVING ROOM: 11' 1" x 10' 0" (3.38m x 3.05m) Double glazed windows to front and side, slate fireplace to one wall with shelved recess to one side.

FIRST FLOOR LANDING: Access to loft room with skylight, doors to:

BEDROOM ONE: 11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to front, wall mounted electric heater, panelled wood floor, recess to one wall, secondary access loft.

BEDROOM TWO: 10' 6" x 8' 0" (3.20m x 2.44m) Double glazed window to side, wall mounted electric heater, cupboard housing hot water tank.

BATHROOM: Window to rear, bath with electric shower over, WC, pedestal wash hand basin, heated towel rail, wooden floor.

OUTSIDE: Pedestrian access to side of the property leads to the courtyard, outside tap, granite built workshop and shed with power and plumbing for washing machine. Steps lead to rear garden split into two areas, of which the top level belongs to Rondeval, both laid to lawn. Pedestrian right of way leads from the courtyard to the neighbouring property.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///merchant.delays.inflation](https://www.what3words.com/merchant.delays.inflation)

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 poor. 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
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Lettings
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