

16 Chywoone Avenue, Newlyn,
Penzance, Cornwall, TR18 5NH



Marshall's

ESTATE AGENTS







16 CHYWOONE AVENUE, NEWLYN, PENZANCE, CORNWALL, TR18 5NH

ASKING PRICE £200,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE/DINING ROOM * KITCHEN ***

*** UTILITY ROOM/CLOAKROOM * FRONT AND REAR GARDENS ***

*** NO ONWARD CHAIN * ON STREET PARKING * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * SEA VIEWS ***

*** EPC = E * COUNCIL TAX BAND = A * APPROXIMATELY 67 SQUARE METRES ***

A mid terrace house situated in a popular residential estate, affording views across Mount's Bay from the front elevation, with front and rear gardens and offered for sale with no onward chain. The accommodation comprises of two double bedrooms and shower room on the first floor, of which the bedrooms enjoy the views. On the ground floor there is a lounge/dining room, fitted kitchen, cloakroom/utility, walk in pantry cupboard. The property is double glazed and gas centrally heated and would make an ideal first time buy or investment. A viewing is highly recommended.

Composite double glazing front door into:

HALLWAY: Stairs rising, door to:

LOUNGE/DINING ROOM: 13' 10" x 10' 8" (4.22m x 3.25m) Double glazed window to front with views and further double glazed window to rear, gas fire with stone surround, radiator.

KITCHEN: 8' 4" x 8' 2" (2.54m x 2.49m) Double glazed window to front, radiator, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, electric oven, microwave, hob, fridge. Kitchen open into:

REAR HALLWAY: With double glazed door to rear, understairs storage cupboard, pantry cupboard, door to:

WC/UTILITY ROOM: Wash hand basin, plumbing for washing machine, wall mounted combination boiler, radiator.

FIRST FLOOR LANDING: Double glazed window to rear, access to loft, doors to:

BEDROOM ONE: 13' 11" x 10' 9" (4.24m x 3.28m) Double glazed window to front with sea views and further double glazed window to rear, radiator, built in wardrobe.

BEDROOM TWO: 8' 6" x 8' 3" (2.59m x 2.51m) Double glazed window to front with the aforementioned views, built in wardrobe, radiator.

SHOWER ROOM: Double glazed window to rear, WC, vanity wash hand basin fully tiled shower cubicle, heated towel rail, inset spotlights and extractor fan.

OUTSIDE: The property is approached over a central pathway with lawned garden to both sides leading to the front of the house, fully enclosed rear garden, laid to lawn with high level wooden fencing, giving high degree of privacy, access to the garden is approached across the rear of number 18.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///eaten.deliver.spouse](https://www.what3words.com/what3words/eaten.deliver.spouse)

ANGETS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband 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.

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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