

9 Portherras Cross, Pendeen,
Penzance, Cornwall, TR19 7TH



Marshall's

ESTATE AGENTS









9 PORTHERRAS CROSS, PENDEEN, PENZANCE, CORNWALL, TR19 7TH

ASKING PRICE £195,000 - FREEHOLD

*** THREE BEDROOMS * LOUNGE WITH LOG BURNER * GARDENS * VILLAGE LOCATION ***

*** KITCHEN/BREAKFAST ROOM * NO ONWARD CHAIN * EPC = F * COUNCIL TAX BAND = B ***

*** ON STREET PARKING ***

A three bedroom end of terraced granite cottage situated on the outskirts of Pendeen yet close to all the village's amenities. The accommodation comprises of lounge, kitchen/breakfast room, utility and bathroom on the ground floor. There are three bedrooms on the first floor with a garden to the front, courtyards to the side and a shed to the rear. The cottage is double glazed throughout, has a log burner in the lounge and is offered for sale with No Onward Chain.

Double glazed door into:

HALLWAY: Stairs rising, glazed door into:

LOUNGE: Double glazed window to front, wooden floor, freestanding wood burner, doors into:

KITCHEN/BREAKFAST ROOM: Double glazed window to front and door to side, wood floor, base and wall units with roll top work surface and tiling over. Single bowl sink unit, electric cooker, hob and extractor, space for washing machine, dishwasher and fridge/freezer.

Door from Lounge into:

UTILITY ROOM: Double glazed window to rear, wood floor, door into:

BATHROOM: Double glazed window to rear, bath with shower over, w/c, pedestal wash hand basin with water heater over. Heated towel rail, shelved cupboard.

LANDING: Access to loft, doors to:

BEDROOM ONE: Double glazed window to rear, wood floor, painted granite walls.

BEDROOM TWO: Double glazed window to front.

BEDROOM THREE: Double glazed window to side, two recesses, (one shelved)

OUTSIDE: Enclosed front garden laid to lawn, gated access leads to courtyard to side, pedestrian access to rear and lean to shed with power and light.

DIRECTIONS: From Penzance proceed along the A3071 towards St Just. Take the turning to Pendeen and upon reaching the village the cottage can be found on your right hand side.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 and there was a good signal. The property is constructed of granite under a slate roof with block extension.

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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