



8 Boltern Road, Marazion,
Cornwall, TR17 0DL









8 BOLTERN ROAD, MARAZION, CORNWALL, TR17 0DL

GUIDE PRICE £230,000 FREEHOLD

*** THREE BEDROOMS * FIRST FLOOR SHOWER ROOM ***

*** LARGE ATTIC ROOM WITH SEA VIEWS ***

*** LOUNGE * SEPARATE DINING ROOM * KITCHEN/BREAKFAST ROOM ***

*** GROUND FLOOR BATHROOM * FRONT AND REAR GARDENS ***

*** POPULAR LOCATION * ON STREET PARKING ***

*** EPC = G * COUNCIL TAX BAND = B * APPROXIMATELY 111 SQUARE METRES**

Situated on the outskirts of the popular coastal town of Marazion is this three bedroom terraced house with gardens to both the front and rear and close to all the amenities that Marazion has to offer. The accommodation comprises of lounge, separate dining room, recently extended kitchen/breakfast room with integral appliances, and bathroom on the ground floor. On the first floor there are three bedrooms and a shower room. Stairs rising from bedroom two lead to large attic room with Velux windows enjoying both sea and rural views and ample storage area in the eaves. The front garden is fully enclosed and the rear garden is laid to decking with patio area and large wooden shed/workshop. The property would make an ideal family/first time buyer as there is a section 157 local authority clause, whereby the purchasers have to prove a local connection within the last 3 consecutive years.

UPVC double glazed door into:

OUTER HALLWAY: Wooden door into:

MAIN HALLWAY: Stairs rising with cupboard under, laminate wood floor, doors to:

DINING ROOM: 14' 5" x 11' 1" (4.39m x 3.38m) Laminated wooden floor, door to:

LOUNGE: 14' 5" x 9' 3" (4.39m x 2.82m) Double glazed window to front.

Dining room open into:

KITCHEN/BREAKFAST ROOM 14' 11" x 9' 0" (4.55m x 2.74m) Two double glazed windows and door to rear, built in breakfast bar, base and wall units with worksurfaces and tiling over, single drainer sink unit, double oven, integral dishwasher, space for fridge/freezer.

BATHROOM: Double glazed window to rear, extractor fan, fully tiled walls and floor, Wc, vanity wash hand basin, bath with mixer shower over.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 10' 5" x 10' 3" (3.17m x 3.12m) Double glazed window to rear, range of wardrobes to one wall.

BEDROOM TWO: 12' 11" x 10' 2" (3.94m x 3.10m) Double glazed window to front, stairs rising to attic room.

BEDROOM THREE: 10' 1" x 7' 7" (3.07m x 2.31m) Double glazed window to front.

SHOWER ROOM: Double glazed window to rear, fully tiled walls and floor, shower cubicle, vanity wash hand basin, WC.

ATTIC ROOM: 18' 6" x 9' 0" (5.64m x 2.74m) Five Velux windows, three to the rear with sea views, storage into eave space, inset spotlights.

OUTSIDE: To the front of the property is a fully enclosed front garden. To the rear is fully enclosed, laid to patio and wooden decking and large wooden shed/workshop. There is pedestrian access to the rear.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) 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

DIRECTIONS: Via "What 3Words" app: [///classic.mourner.major](https://www.what3words.com/#!/classic.mourner.major)

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