

16 Park Road, Newlyn, Penzance,
Cornwall, TR18 5DZ









16 PARK ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5DZ

OFFERS OVER £245,000 FREEHOLD

- * THREE BEDROOMS * LOUNGE * KITCHEN/DINER ***
- * GROUND FLOOR SHOWER ROOM * FIRST FLOOR BATHROOM ***
- * GAS CENTRAL HEATING * DOUBLE GLAZING * LOVELY SEA VIEWS ***
- * IDEAL FAMILY HOME * SOUGHT-AFTER LOCATION ***
- * ENCLOSED COURTYARD GARDEN * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 79 SQUARE METRES ***

Sea views over Mount's Bay to St Michael's Mount and beyond from this spacious three bedrooms family home, located in a popular area of Newlyn within close proximity of most amenities. The property has spacious, well proportioned living accommodation, which really needs to be viewed internally to appreciate to the full. There is gas central heating along with double glazing and an enclosed courtyard garden to the rear. Park Road is conveniently placed and we recommend an early appointment.

ENTRANCE HALL

LOUNGE: 12' 6" x 10' 7" (3.81m x 3.23m) into double glazed bay window with sea views, TV point, sunken spotlights, radiator.

KITCHEN/DINER: 17' 7" x 10' 0" (5.36m x 3.05m) Stainless steel inset single drainer sink unit with cupboards below, worksurfaces, marble effect tiled floor, double glazed window, plumbing for washing machine, radiator.

SHOWER ROOM: White suite comprising low level WC, wash hand basin, tiled shower cubicle, chrome towel rail.

Stairs from entrance hall to:

FIRST FLOOR LANDING

BEDROOM ONE: 11' 6" x 9' 5" (3.51m x 2.87m) plus deep recess, currently with a kitchenette but ideal for en suite shower room, double glazed window with sea views over Mount's Bay, radiator.

BEDROOM TWO: 11' 5" x 8' 5" (3.48m x 2.57m) Double glazed windows, sunken spotlights, cupboard housing gas central heating boiler, radiator.

SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC, shower cubicle, tiled walls and floor, radiator.

From landing stairs to:

SECOND FLOOR SMALL LANDING: Access to:

BEDROOM THREE: 12' 0" x 11' 0" maximum (3.66m x 3.35m maximum) Restricted head height in places, double glazed Velux windows with lovely sea views over Mount's Bay to St Michael's Mount and beyond, radiator.

OUTSIDE: Enclosed rear garden, which has been decked with rear pedestrian access.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///lands.refills.stripped](https://www.what3words.com/lands.refills.stripped)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block 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

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Carbis Bay
01736 795040

Camborne
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Lettings
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