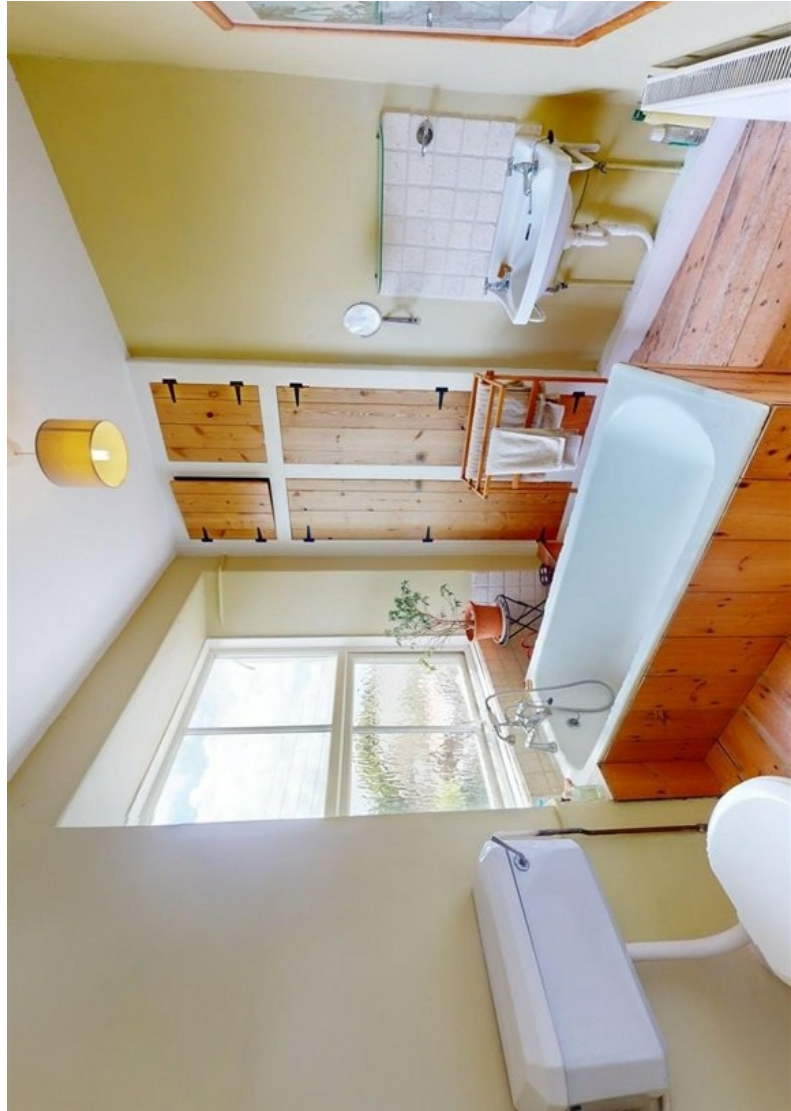




2 Riverside, Long Rock, Penzance,
Cornwall, TR20 8JD









2 RIVERSIDE, LONG ROCK, PENZANCE, CORNWALL, TR20 8JD

GUIDE PRICE £259,950 FREEHOLD

*** LIGHT AND AIRY TWO/THREE BEDROOM TERRACED HOME ***

*** LOVELY SEA VIEWS TO ST MICHAEL'S MOUNT AND ACROSS MOUNTS BAY ***

*** APPROXIMATELY TWO MINUTE WALK TO COAST PATH AND POPULAR BEACH ***

*** ATTRACTIVE, LOW MAINTENANCE SOUTH FACING GARDEN ***

*** VARNISHED WOODEN FLOORS ***

*** OPEN PLAN LIVING ROOM/DINER WITH MULTIFUEL BURNER ***

*** KITCHEN/UTILITY/DOWNSTAIRS SHOWER ROOM * FAMILY BATHROOM ***

*** TWO BEDROOMS PLUS FURTHER SIZEABLE ATTIC BEDROOM ***

*** GAS CENTRALLY HEATED AND DOUBLE GLAZED ***

*** CLOSE TO SUPERMARKETS AND PENZANCE TOWN ***

*** EPC = D * COUNCIL TAX BAND = A * APPROXIMATELY 88 SQUARE METRES ***

A rare chance to acquire a charming two/three bedroom terrace cottage located in the centre of Long Rock, approximately two-minute stroll from a popular bathing beach, having lovely sea views across Mount's Bay to St Michael's Mount. The property offers spacious accommodation with varnished floors and period features throughout and really needs to be viewed internally to appreciate its full character. A particularly attractive feature is the small south facing courtyard to the rear, bordered by a stream. The property has an original staircase from the first-floor landing to the attic/bedroom three, which has exposed beams, period fireplace and views to St Michael's Mount. Long Rock is a popular village on the outskirts of Penzance, conveniently placed for most amenities and we would recommend an early appointment.

Wooden half glazed door into:

HALLWAY: Wooden floor, radiator.

OPEN PLAN LIVING ROOM/DINER: 19' 7" x 15' 8" (5.97m x 4.78m) Double-glazed wood sash window, with secondary glazing on top, wooden window, original shutters, feature fireplace with log burner and wood surround, exposed floorboards, two radiators, TV point, understairs storage cupboard, alcove cupboards, cupboard housing the fuse box and electric meter, telephone point, radiator.

KITCHEN: 10' 3" x 6' 6" (3.12m x 1.98m) Stable door to the rear garden, window and Velux window, wooden floor, custom built kitchen with slate worktops, ceramic 1 ½ bowl sink and drainer, 'Baxi' gas combination boiler, inset gas hob, fitted oven, space and plumbing/water supply for dishwasher, exposed floorboards.

Back lobby area to:

SHOWER ROOM/UTILITY: Two windows, tiled floor, radiator, shower cubicle with 'Mira' electric shower, low level w.c., wash hand basin, space and plumbing for washing machine.

FIRST FLOOR LANDING: UPVC double glazed window with sea glimpse, understairs storage cupboard.

BEDROOM ONE: 13' 6" x 9' 8" (4.11m x 2.95m) Sash wooden double glazed window, radiator, storage cupboard tv point.

BEDROOM TWO: UPVC double glazed bay window, radiator.

BATHROOM: 9' 8" x 6' 0" (2.95m x 1.83m) Opaque UPVC double glazed window, wooden floor, storage cupboard, white suite comprising bath with mixer tap and shower over, wash hand basin, low level w.c, radiator.

Stairs to:

ATTIC/BEDROOM THREE: 16' 2" x 13' 10" (4.93m x 4.22m) Vaulted ceiling, UPVC window with view to St Michael's Mount and Newlyn, radiator, period style fireplace.

OUTSIDE: To the front, there is a bricked paved area. To the rear is an easy to maintain garden with mature plants and shrubs, shallow stream at the bottom, fence surround and south facing. There is a right of way across next door to the rear access.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a tiled roof.

DIRECTIONS: Via "What3Words" app: ///firming.pinging.bulbs

SERVICES: Mains water, electricity, gas and drainage.

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.

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