



Marshall's

ESTATE AGENTS



4 Boslandew Hill, Paul, Penzance, Cornwall,
TR19 6UD







4 BOSLANDEW HILL, PAUL, PENZANCE, CORNWALL, TR19 6UD

GUIDE PRICE £200,000 FREEHOLD

*** TWO BEDROOMS * OPEN PLAN LIVING ROOM * FITTED KITCHEN AREA ***

*** BATHROOM * COURTYARD TO REAR * GOOD DECORATIVE ORDER * PERIOD FEATURES ***

*** VILLAGE LOCATION * CONVENIENT FOR MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY * 45 SQUARE METRES ***

A most charming two bedroom semi detached character cottage located in the centre of this popular village in close proximity of the local amenities just a short stroll from the popular village of Mousehole and access to open countryside. The property has been well cared for by the present vendor and is offered for sale in good decorative order with many period features throughout. To the rear of the property there is a small courtyard with pedestrian access. 4 Boslandew Hill is a good example of a character cottage and we would highly recommend an early appointment.

Entrance door to:

LIVING ROOM: 18' 0" x 13' 0" (5.49m x 3.96m) Open granite fireplace with cast iron log burner, beamed ceiling, painted parquet flooring, UPVC double glazed window to the front, night storage heater. Open plan to:

KITCHEN AREA: Inset single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces, breakfast bar, built in oven, four ring hob and extractor hood, beamed ceiling, understairs storage cupboard, slate flag flooring, UPVC double glazed window.

REAR LOBBY: Tiled flooring, built in airing cupboard housing hot water cylinder, storage recess, glazed door to courtyard.

BATHROOM: White suite comprising double ended bath with folding doors and shower over, pedestal wash hand basin, low level w.c., tiled flooring, heated towel rail, fan heater.

Stairs from living room to:

FIRST FLOOR LANDING

BEDROOM ONE: 13' 8" x 9' 9" (4.17m x 2.97m) UPVC double glazed window to the front, painted floorboards, wall heater.

BEDROOM TWO: 7' 10" x 7' 4" (2.39m x 2.24m) UPVC double glazed window to the rear, painted floor boards, electric wall heater, access to roof space via pulldown ladder.

OUTSIDE: There is a small courtyard garden with storage shed with plumbing for washing machine and rear pedestrian access.

SERVICES: Mains water, electricity and drainage.

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 which was adequate. The property is constructed of granite 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

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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