



Marshall's

ESTATE AGENTS

Trevorror Loft R/O, 14 New Road, Newlyn,
Cornwall, TR18 5PZ







TREVORROW LOFT R/O, 14 NEW ROAD, NEWLYN, CORNWALL, TR18 5PZ

GUIDE PRICE £215,000 FREEHOLD

- * TWO BEDROOMS * KITCHEN/DINER * LIVING ROOM * PERIOD FEATURES ***
- * CONSERVATION AREA * BATHROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * TUCKED AWAY POSITION * CONVENIENT FOR MOST AMENITIES ***
- * IDEAL FOR FIRST TIME BUYER OR YOUNG FAMILY * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = D * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 59 SQUARE METRES**

A chance to acquire a well presented two bedroom terrace house, being tucked away within the centre of Newlyn. The property has deceptive spacious accommodation over three floors and really needs to be viewed internally to appreciate to the full. The present vendors have maintained the property to a high standard and is therefore offered for sale in good decorative order throughout and really needs to be viewed.

ENTRANCE HALL: Cupboard housing gas central heating boiler.

KITCHEN/DINER: 3.40m x 3.28m (11' 2" x 10' 9") Stainless steel inset single drainer sink unit with cupboards below, fitted wall and base units, worksurfaces and power points, built in oven, hob with extractor hood, laminated flooring, plumbing for washing machine, integrated fridge/freezer, radiator.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 3.76m x 3.38m (12' 4" x 11' 1") Double glazed window, fitted cupboard, radiator.

Stairs from landing to:

SECOND FLOOR LANDING:

LIVING ROOM: 4.37m x 2.51m (14' 4" x 8' 3") Velux window, exposed A frames, storage cupboards, TV point, raised area over stairs, radiator.

BEDROOM TWO: 3.96m x 2.57m (13' x 8' 5") Double glazed window to side, exposed A frames, radiator.

BATHROOM: White suite comprising panelled bath with shower over, wash hand basin, low level WC, radiator.

AGENTS NOTE: There is a flying freehold with this property which is over part of the adjoining neighbour's flat. We understand from Openreach website that Fibre to the Cabinet 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 slate roof.

DIRECTIONS: Via "What3Words" app: ///harsh.zones.erupt

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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