



Marshall's

ESTATE AGENTS



3 Orchard Place, Newlyn, Penzance,
Cornwall, TR18 5BG







3 ORCHARD PLACE, NEWLYN, PENZANCE, CORNWALL, TR18 5BG

GUIDE PRICE £210,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * KITCHEN / DINING ROOM ***

*** FIRST FLOOR SHOWER ROOM * PERIOD FEATURES ***

*** IDEAL FIRST TIME PURCHASE OR YOUNG FAMILY HOME ***

*** CENTRAL VILLAGE LOCATION * CLOSE TO LOCAL AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = TO BE ASSESSED * APPROXIMATE SQUARE METRES TO BE CONFIRMED ***

*** COUNCIL TAX BAND = A ***

A chance to acquire a charming two bedroom terraced cottage located in the heart of the village of Newlyn within close proximity of most amenities. The property has well proportioned living accommodation which would make an ideal first time purchase or young family home. Orchard Place is located within the Fradgan, one of the oldest parts of Newlyn only a short stroll from the harbour and approximately one mile from the main town of Penzance. Orchard Place is one of the more popular areas within the village and we would highly recommend an early appointment.

ENTRANCE HALL

LIVING ROOM: 11' 0" x 10' 7" (3.35m x 3.23m) Delabole slate fireplace, shelved recess, double glazed window, beamed ceiling, window seat, understairs area.

KITCHEN / DINING ROOM: 10' 4" x 10' 4" (3.15m x 3.15m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, tiled flooring, double glazed window, electric radiator.

REAR LOBBY: Built in cupboard, tiled flooring, door to courtyard.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR LANDING: Built in cupboards, electric radiator.

BEDROOM ONE: 11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window, built in wardrobe and cupboard, boarded fireplace, electric radiator.

BEDROOM TWO: 9' 9" x 8' 8" (2.97m x 2.64m) Window to the rear of the property.

SHOWER ROOM: With electric shower, pedestal wash hand basin, low level w.c., fully tiled walls and floor, chrome towel rail, window to the side.

OUTSIDE: Cobbled areas to both the front and rear which are communal and with owned storage shed.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE:

AGENTS NOTE: We checked the phone signal with O2 which was good. We understand from Openreach.com that Standard Broadband (ADSL) should be available to the property. The property is constructed of granite under a slate 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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