



17 Gadwall Rise, Lelant, Cornwall,  
TR27 6GP















**17 GADWALL RISE, LELANT, CORNWALL, TR27 6GP**

**GUIDE PRICE £300,000 FREEHOLD**

**\* TWO BEDROOM TERRACED HOUSE \***

**\* LIVING ROOM \* KITCHEN / DINING ROOM \* FIRST FLOOR BATHROOM \***

**\* GROUND FLOOR CLOAKROOM \* GARAGE \* PAVED REAR GARDEN \***

**\* DOUBLE GLAZING \* GAS CENTRAL HEATING \***

**\* CONSERVATION AREA \* EPC = C \* COUNCIL TAX BAND = B**

**\* APPROXIMATELY 76 SQUARE METRES \***

Situated in a popular location on the edge of Lelant village is this nicely presented two bedroom mid terraced house. The property comprises an entrance hall with stairs rising, a kitchen/dining room, living room and cloakroom on the ground floor. On the first floor there are two double bedrooms, both with built in wardrobes and a family bathroom. Externally there is a courtyard garden to the front, a paved garden to the rear and a garage in a nearby block. The property has been well maintained by the present vendors and an early viewing is highly recommended.

**DOUBLE GLAZED DOOR AND SIDE PANEL TO:**

**ENTRANCE HALL:** Stairs rising with cupboard under, radiator, alarm system controls, internet and phone points.

**LIVING ROOM:** 14' 10" x 13' 3" maximum (4.52m x 4.04m) UPVC double glazed doors and windows to the rear garden, radiator, tv point, gas fire set on stone hearth and surround.

**KITCHEN / DINING ROOM:** 12' 2" x 7' 11" (3.71m x 2.41m) Range of base and wall mounted units, electric oven with gas hob and extractor hood over, built in fridge/freezer, integral dishwasher and washing machine, stainless steel single down sink unit with mixer tap and drainer, inset spotlights, radiator, UPVC double glazed sash window to the front.

**FIRST FLOOR LANDING:** Access to the loft, radiator, built in airing cupboard with wall mounted electric heater.

**BEDROOM ONE:** 12' 5" x 9' 8" to the wardrobe (3.78m x 2.95m) UPVC double glazed sash window to the rear, radiator, built in wardrobe.

**BEDROOM TWO:** 11' 4" x 9' 9" (3.45m x 2.97m) UPVC double glazed sash window to the front, radiator, built in wardrobe.

**BATHROOM:** 5' 10" x 5' 6" (1.78m x 1.68m) Panelled bath with tiled walls, glazed screen and mains shower over, wash hand basin with cupboard under, heated towel rail, w.c. with concealed cistern, tiled flooring, extractor fan, inset spotlights.

**OUTSIDE:** To the front of the property there is a small courtyard area gravelled for ease of maintenance, to the rear there is a paved patio area with fence surround creating a good degree of privacy.

**GARAGE:** Across the road from there property there is a single garage included in the sale with space to park one vehicle in front.

**SERVICES:** Mains water, gas, electricity and drainage.

**DIRECTIONAL NOTE:** Via What3Words [///songs.discussed.archives](https://www.what3words.com/songs.discussed.archives)

**AGENTS NOTE:** We checked the phone signal with EE which was good. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. 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

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)