

5 Camyorth, St. Just, Penzance,  
Cornwall, TR19 7QD

 Marshall's  
ESTATE AGENTS



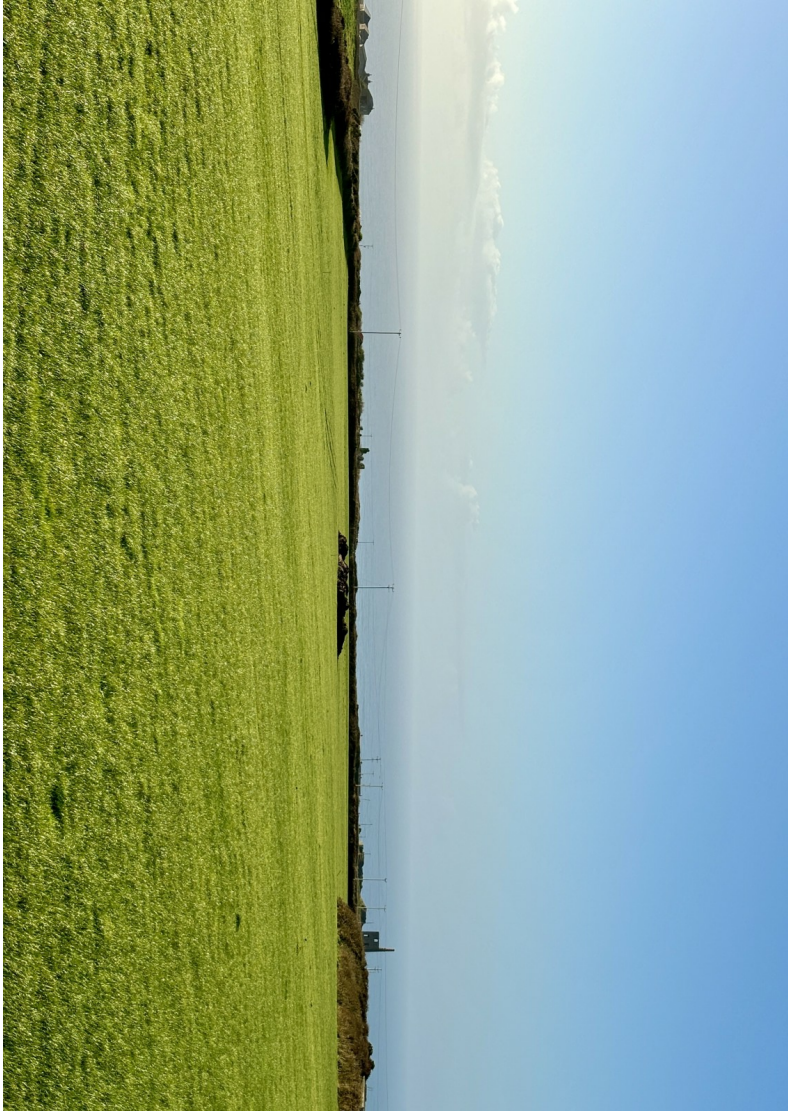














**5 CARNYORTH, ST. JUST, PENZANCE, CORNWALL, TR19 7QD**

**GUIDE PRICE £230,000 FREEHOLD**

**\* TWO BEDROOMS \* LOUNGE WITH INGLENOK FIREPLACE \* GROUND FLOOR BATHROOM \***

**\* KITCHEN/BREAKFAST ROOM \* DOUBLE GLAZING \* GARDEN \* NO ONWARD CHAIN \***

**\* POPULAR LOCATION \* EPC= D \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 66 SQUARE METRES \***

A nicely presented and recently refurbished mid terrace granite cottage, situated in the small hamlet of Carnyorth, between the village of Pendeen and the town of St Just, on the northern coast of the Penwith Peninsula. The accommodation comprises of lounge with inglenook fireplace with inset wood burner, ground floor bathroom and recently refitted kitchen/breakfast room. There are two bedrooms on the first floor and an enclosed garden to the front. A particular feature of the cottage are the sea views from the rear elevation and the property is double glazed and heated via newly installed fan assisted night storage heaters.

Half glazed composite door into:

**PORCH:** Two double glazed windows to the the sides, half glazed door into:

**HALLWAY:** Stairs rising, further door into:

**LOUNGE:** 11' 8" x 10' 8" (3.56m x 3.25m) Double glazed window to front with window seat under, fan assisted night storage heater, inglenook fireplace to one wall with wood burner, open beamed ceiling, sliding door into:

**INNER HALLWAY:** Storage cupboard under stairs, door to:

**BATHROOM:** Pedestal wash hand basin, bath with mains shower over, shelved recess, shaver point and extractor fan.

**KITCHEN/BREAKFAST ROOM:** 13' 0" x 6' 9" (3.96m x 2.06m) Two double glazed windows to rear with sea views, laminated wood flooring, night storage heater, base and wall mounted units with worksurfaces and complementary wall tiling, single drainer sink unit, plumbing for washing machine, space for electric cooker with extractor fan over.

**FIRST FLOOR LANDING:** Doors to:

**BEDROOM ONE:** 15' 7" x 7' 7" (4.75m x 2.31m) UPVC double glazed window to front, electric panel heater.

**BEDROOM TWO:** 10' 9" x 6' 8" (3.28m x 2.03m) Electric panel heater, double glazed window to rear with window seat under enjoying sea views, cupboard housing hot water tank.

**OUTSIDE:** To the front of the property there is a lawned garden enclosed by granite wall.

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

**DIRECTIONS:** Via "What3Words" app: ///dwell.bench.skyrocket

**AGENTS NOTE:** We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate 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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