



8 Garth Road, Newlyn, Penzance,  
Cornwall, TR18 5QJ

















**8 GARTH ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5QJ**

**GUIDE PRICE £450,000 FREEHOLD**

- \* FOUR BEDROOMS \* LIVING ROOM \* KITCHEN/DINER \***
- \* WOOD PELLET CENTRAL HEATING \* SOLAR PANELS \* UPVC DOUBLE GLAZING \***
- \* GOOD DECORATIVE ORDER \* IDEAL FAMILY HOME \***
- \* STUDIO ACCESSED FROM REAR GARDEN \* CUL-DE-SAC POSITION \***
- \* GARAGE IN A NEARBY BLOCK \* SHORT DISTANCE FOR MOST AMENITIES \***
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* EPC = D \* COUNCIL TAX BAND = D \* APPROXIMATELY 121 SQUARE METRES \***

A chance to acquire a spacious four bedroom semi detached dormer bungalow, which has been modernised to a high standard and therefore offered for sale in good decorative order. The property has well proportioned living accommodation, which would make an ideal family home and really needs to be viewed internally to appreciate to the full. The property stands in terrace gardens with various decked areas, taking advantage of the sunny aspects along with an integrated studio underneath the property. Number 8 Garth Road has solar panels and wood pellet boiler which contain the bills to a minimum. Opposite the property is a garage and the main village of Newlyn is only a short distance away. The main town of Penzance is approximately 2 miles away with a good array of shops and schools, along with a mainline railway connection to London Paddington.

**ENTRANCE HALL:** Engineered oak flooring, understairs storage cupboard, further built in cupboard, radiator.

**LIVING ROOM:** 14' 7" x 12' 0" (4.45m x 3.66m) Calux wood pellet boiler serving domestic hot water and central heating, UPVC double glazed window overlooking front gardens, TV point, radiator.

**KITCHEN/DINER:** 19' 0" x 9' 8" (5.79m x 2.95m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, Minerva worksurfaces, built in oven, four ring hob and extractor hood over, engineered oak flooring, UPVC double glazed window overlooking rear garden, sunken spotlights, radiator. Door to:

**REAR PORCH/UTILITY ROOM:** Engineered oak flooring, UPVC double glazed, plumbing for washing machine, door to garden,

**BEDROOM ONE:** 12' 0" x 10' 0" (3.66m x 3.05m) UPVC double glazed window overlooking front garden, radiator.

**BEDROOM TWO:** 12' 0" x 8' 9" (3.66m x 2.67m) UPVC double glazed window overlooking rear garden, radiator.

**BEDROOM THREE:** 8' 9" x 7' 2" (2.67m x 2.18m) UPVC double glazed window overlooking front garden, radiator.

**SHOWER ROOM:** White suite comprising low level WC, pedestal wash hand basin, shower cubicle with glass screen, tiled walls and floor, heated towel rail.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:**

**BEDROOM FOUR:** 17' 2" x 15' 3" maximum (5.23m x 4.65m) Eave storage cupboard, UPVC double glazed window to rear, radiator, walk in wardrobe/boiler cupboard. This room could be easily converted into two (subject to any necessary planning permissions).

**EN SUITE SHOWER ROOM:** White suite comprising glazed shower cubicle, pedestal wash hand basin, low level WC, tiled flooring, UPVC double glazed window, storage cupboard, radiator.



**OUTSIDE:** To the front of the property there is a raised decked area with well stocked flower borders leading to side garden with garden shed, flower borders and access to storage cupboard. The rear garden has a raised decked area, flower borders, small patio area, greenhouse, rear pedestrian access, raised kitchen garden bed and access to:

**STUDIO:** 19' 0" x 9' 6" (5.79m x 2.90m) UPVC double glazed window overlooking rear garden, door to:

**SHOWER ROOM:** Corner shower, pedestal wash hand basin, low level WC, tiled flooring and door to storage area.

**GARAGE:** In block opposite the property.

**SERVICES:** Mains water, electricity, drainage, solar panels and wood pellet boiler.

**DIRECTIONS:** Via "What3Words" app: ///craftsman.wanted.owned

**AGENTS NOTE:** 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 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



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