



1 Sunnyside Cottages, North Road,
Goldsithney, Penzance, Cornwall,
TR20 9JY







1 SUNNYSIDE COTTAGES, NORTH ROAD, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9JY

GUIDE PRICE £175,000 FREEHOLD

*** ONE DOUBLE BEDROOM * LOUNGE WITH WOOD BURNER * KITCHEN ***

*** GARDENS * GARAGE * PARKING * POPULAR VILLAGE LOCATION ***

*** PERFECT FIRST TIME BUY/INVESTMENT * NO ONWARD CHAIN ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 40 SQUARE METRES ***

A one bedroom end of terrace granite cottage, situated within the popular village of Goldsithney, with all its local amenities. The accommodation comprises of lounge and kitchen on the ground floor with bathroom and double bedroom on the first floor. There is garden, parking for one vehicle and garage to the front of the property. The house is double glazed and heated via electric heaters with a wood burner in the lounge and is offered for sale with no onward chain.

Half glazed wooden door into:

LOUNGE: 13' 0" x 11' 4" (3.96m x 3.45m) Double glazed window to front with window seat under, stairs rising, wall mounted electric heater, wood burner on slate hearth with granite surround, door to:

KITCHEN: 13' 0" x 5' 0" (3.96m x 1.52m) Double glazed window to rear, base and wall cupboards, worksurfaces and tiling over, single drainer stainless steel sink unit, plumbing for washing machine, electric cooker point, recess for fridge/freezer, cupboard housing hot water tank.

FIRST FLOOR LANDING: Double glazed window to rear, overstairs storage cupboard, doors to:

BEDROOM ONE: 10' 6" x 9' 7" (3.20m x 2.92m) Double glazed window to front with window seat, wall mounted electric heater, built in wardrobe.

BATHROOM: Double glazed window to rear, access to loft, wall mounted fan heater, shaver point, pedestal wash hand basin, WC, bath with electric shower over.

OUTSIDE: To the front of the property there is garden laid to lawn with gravelled parking area and:

GARAGE IN BLOCK: 16' 0" x 8' 4" (4.88m x 2.54m) Up and over door, power and tap.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words": ///snitch.hardenning.prop

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 O2 which was good. The property is constructed of granite 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