



1 St. Johns, Trewellard, Penzance,
Cornwall, TR19 7AL







1 ST. JOHNS, TREWELLARD, PENZANCE, CORNWALL, TR19 7AL

GUIDE PRICE £202,800 FREEHOLD

*** THREE DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE WITH WOOD BURNER**

*** KITCHEN/DINING ROOM * GROUND FLOOR CLOAKROOM * REAR GARDENS**

*** OFF STREET PARKING * DOUBLE GLAZING * OIL FIRED CENTRAL HEATING**

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 89 SQUARE METRES**

Beautifully presented three bedroom semi detached stone property with garden and parking to the rear, situated in the popular village of Trewellard.

The property has been valued at £260,000, therefore there is a fixed price of £202,800. The property is subject to a Section 106 restriction, whereby the property is sold at a discount sales scheme which is a price reflecting 78% of the open market value.

The accommodation comprises of three double bedrooms and bathroom on the first floor. On the ground floor there is a lounge with wood burner, kitchen/dining room and cloakroom. There is enclosed garden, shed to the rear and off street parking. The house is double glazed and heated via oil fired central heating. The village of Trewellard is situated between the town of St Just and the village of Pendeen, with all their local amenities.

Double glazed door into:

HALLWAY: Radiator, stairs rising, door to:

LOUNGE: 13' 1" x 12' 2" (3.99m x 3.71m) Double glazed window to front, radiator, wood burner on slate hearth with granite surround, door to:

KITCHEN/DINING ROOM: 14' 8" x 13' 11" (4.47m x 4.24m) Double glazed window and door to rear, base and wall units with worksurfaces and tiling over, space and plumbing for dishwasher and washing machine, further space for fridge/freezer, electric cooker, hob with extractor over, one and a half bowl stainless steel sink unit, radiator, storage cupboard understairs. door to:

CLOAKROOM: Double glazed window to side, pedestal wash hand basin, WC, extractor fan, radiator.

FIRST FLOOR LANDING: Access to loft, cupboard, radiator, doors to:

BEDROOM ONE: 17' 11" x 10' 7" (5.46m x 3.23m) Two double glazed windows to front, radiator, double wardrobe, overstairs storage cupboard.

BEDROOM TWO: 9' 7" x 8' 5" (2.92m x 2.57m) Double glazed window to rear, sea views, radiator.

BEDROOM THREE: 11' 4" x 8' 10" (3.45m x 2.69m) Double glazed window to side, radiator.

BATHROOM: Double glazed window to rear, extractor fan, radiator, pedestal wash hand basin, WC, bath with mains shower over.

OUTSIDE: To the rear of the property there is parking for several vehicles leading to the garden, fully enclosed by low block wall, shed to side of the house with oil fired boiler and pedestrian gateway to the front of the building.

DIRECTIONS: Via "What3Words" app: [///claps.freezing.convey](https://www.what3words.com/what3words/claps.freezing.convey)

SERVICES: Mains water, electricity, drainage and oil fired central heating.

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 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.

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