



2 Trungle Terrace, Paul, Penzance,
Cornwall, TR19 6UE









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GUIDE PRICE £295,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE WITH WOOD BURNER ***

*** KITCHEN/DINING ROOM WITH INTEGRAL APPLIANCES * CHARACTER FEATURES ***

*** FRONT COTTAGE STYLE GARDEN * POPULAR VILLAGE LOCATION ***

*** NO ONWARD CHAIN * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 49 SQUARE METRES ***

A beautifully presented and much improved two bedroom terrace granite cottage, situated within the popular church village of Paul, with its local amenities such as public house, church and walking distance of Mousehole. The property has undergone high degree of renovation by the present vendors and now offers accommodation to comprise of lounge with wood burner, open beamed ceiling and kitchen/dining room on the ground floor. There are two bedrooms and shower room on the first floor. A particular feature of the property are the pretty cottage style gardens to the front. The property has been renovated to a high standard and is offered for sale with no onward chain and a viewing is highly recommended.

Double glazed door into:

LOUNGE: 13' 1" x 12' 7" (3.99m x 3.84m) Double glazed sash window to front with window seat under, multi fuel burner on granite hearth with granite Inglenook fireplace and wall, open beamed ceiling, electric heater, stairs rising with cupboard under housing hot water tank, door to:

KITCHEN/DINING ROOM: 12' 7" x 9' 0" (3.84m x 2.74m) Two double glazed windows to rear, inset spotlights, base and wall units with worksurfaces over, single bowl sink unit, integral fridge, washing machine and dishwasher, space for range cooker with extractor fan over, complementary wall tiling, slate floor with underfloor heating.

Doors to:

BEDROOM ONE: 13' 9" x 7' 9" (4.19m x 2.36m) Double glazed window to front, electric heater, vaulted ceiling with exposed beams and granite wall to two elevations, two wall lights.

BEDROOM TWO: 12' 3" x 9' 0" (3.73m x 2.74m) Double glazed window to rear overlooking farmland, skylight, two wall lights, electric heater.

SHOWER ROOM: Fully tiled walls, double glazed window to front, wash hand basin, WC, fully tiled shower cubicle, mains shower over, extractor fan, inset spotlights.

OUTSIDE: To the front of the property is a pretty cottage style garden, a central pathway leading to slate chipping area adjacent to the property. There is a block built outside toilet and wooden shed.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///nicer.estate.deduced

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 poor. 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



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