



6 Forbes Road, Newlyn, Penzance,
Cornwall, TR18 5DQ









6 FORBES ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5DQ

£260,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * OPEN PLAN LOUNGE/DINING ROOM/KITCHEN ***

*** GROUND FLOOR BATHROOM * OFF STREET PARKING ***

*** FRONT AND REAR GARDENS * NO ONWARD CHAIN ***

*** EPC = E * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 93 SQUARE METRES ***

A semi-detached three-bedroom dormer bungalow with gardens, garage and parking, offered for sale with no onward chain, situated in an elevated position above the fishing village of Newlyn which enjoys rural and sea views. The accommodation comprises of a third bedroom, open plan lounge/diner/kitchen, bathroom to the ground floor and two double bedrooms on the first floor, of which the main bedroom enjoys the aforementioned views. There are gardens to both the front and rear of the property with driveway parking for several vehicles to the side leading to the garage. The property is double glazed, gas centrally heated and, as previously mentioned, is offered for sale with no onward chain. It would make an ideal family home.

UPVC double glazed door into:

HALLWAY: Radiator, stairs rising, two shelved cupboards, one understairs storage cupboard housing combination boiler, doors to:

BEDROOM THREE: 10' 5" x 9' 9" (3.17m x 2.97m) Double glazed window to front, radiator.

BATHROOM: Double glazed window to front, bath with main shower over, pedestal wash hand basin, WC, radiator, wall mounted fan heater, tiled walls and floor.

LOUNGE: 13' 7" x 9' 8" (4.14m x 2.95m) Radiator, gas fire to one wall on tiled hearth. Lounge opens into:

DINING ROOM: 18' 0" x 10' 2" (5.49m x 3.10m) Radiator, double glazed window and sliding patio door to rear, further double glazed stable door onto driveway, feature brick wall. Opens into:

KITCHEN: 9' 3" x 9' 2" (2.82m x 2.79m) Double glazed window to side, radiator, tiled floor, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, space for undercounter fridge and freezer.

FIRST FLOOR LANDING: Double glazed window to side, storage into eave space, doors to:

BEDROOM ONE: 15' 10" x 9' 2" (4.83m x 2.79m) Double glazed window to front with panoramic views towards St Michael's Mount and beyond, radiator, eave storage space.

BEDROOM TWO: 12' 6" x 8' 1" (3.81m x 2.46m) Double glazed window to rear, radiator.

OUTSIDE: To the front of the property, there is a lawned garden, driveway to the side of the property leads to the:

GARAGE: 15' 8" x 8' 1" (4.78m x 2.46m) Up and over door, power and light, further window and door to:

Rear garden, which is fully enclosed by mature hedging and granite wall, laid to lawn with patio area.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///firebird.calls.detection

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 block under concrete 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

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01736 795040

Camborne
01209 715672

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Lettings
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