



Kims Cottage, St Hilary,
Churchtown, Penzance, Cornwall,
TR20 9DQ









KIMS COTTAGE, ST HILARY, CHURCHTOWN, PENZANCE, CORNWALL, TR20 9DQ

£325,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * FIRST FLOOR BATHROOM ***

*** LOUNGE/DINING ROOM * FITTED KITCHEN * COTTAGE STYLE GARDENS ***

*** NO ONWARD CHAIN * POPULAR VILLAGE LOCATION ***

*** BOTTLED GAS CENTRAL HEATING * DOUBLE GLAZING * ON STREET PARKING ***

*** EPC = F * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

*** APPROXIMATELY 84 SQUARE METRES ***

Situated in the chuch village of St Hilary is this nicely presented double fronted terrace granite cottage, offered for sale with no onward chain. The accommodation comprises of lounge/dining room with burner, kitchen and utility room on the ground floor. On the first floor there are three double bedrooms and family bathroom. There is sitting area to the front of the house and cottage style gardens to the rear with areas laid to gravelled patio. The property is double glazed throughout and is heated by bottled gas central heating system and a viewing is highly recommended. The village of St Hilary is approximately 10 minutes distance from the larger village of Goldsithney with all its amenities and walking distance of the award winning St Hilary Primary School.

OPEN PORCH: Double glazed door into:

LOUNGE: 19' 10" x 11' 6" (6.05m x 3.51m) Two double glazed sash windows to front with window seats under, beamed ceiling, free-standing burner on slate hearth with granite surround, two shelved recesses to either side, two radiators, wall lights, built in cupboard, door to:

REAR HALLWAY: Stairs rising with two cupboards under, radiator, doors to:

KITCHEN: 10' 11" x 8' 6" (3.33m x 2.59m) Base and wall units with worksurfaces and tiling over, double glazed window to rear, electric oven, hob, extractor fan, single drainer stainless steel sink unit, plumbing for washing machine, space for under-counter fridge, inset spotlights, radiator.

Door from hallway into:

UTILITY ROOM: Window and door to rear, wall mounted combination boiler.

FIRST FLOOR LANDING: PIV system, built in cupboard, doors to:

BEDROOM ONE: 12' 2" x 10' 10" (3.71m x 3.30m) Double glazed sash window to front, access to loft, radiator.

BEDROOM TWO: 12' 4" x 10' 7" (3.76m x 3.23m) Double glazed sash window to front, radiator.

BEDROOM THREE: 8' 9" x 8' 5" (2.67m x 2.57m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window to rear, extractor fan, fully tiled walls, bath with mains shower over, vanity wash hand basin, WC, heated towel rail.

OUTSIDE: Sitting area to the front of the property, rear garden laid to patio with areas of gravel, closed by wooden fencing with raised flower beds, sun terrace and outside tap.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///lasts.wrist.fussy

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.

Penzance
01736 360203

Mousehole
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Carbis Bay
01736 795040

Camborne
01209 715672

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Lettings
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