



2 Tregurtha Farm, Plain-An-
Gwarry, Marazion, Cornwall,
TR17 0DR



Marshall's

ESTATE AGENTS







2 TREGURTHA FARM, PLAIN-AN-GWARRY, MARAZION, CORNWALL, TR17 0DR

£325,000 FREEHOLD

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

*** KITCHEN/DINING ROOM * GARDENS * GARAGE * PARKING ***

*** NO ONWARD CHAIN * EPC F (PRS EXEMPT) * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 64 SQUARE METRES ***

A beautifully presented end of terrace three bedroom granite barn, which has been upgraded by the current owner, including new double glazed windows, doors, kitchen, carpets and downstairs flooring, garage door and renovated bathroom and garden. The accommodation comprises three double bedrooms and bathroom on the first floor. On the ground floor there is a lounge, kitchen/dining room and front and rear porch. There are gravelled gardens to the front and a further garden with parking space and garage. The property is offered for sale with no onward chain and a viewing is highly recommended.

Double glazed door into:

PORCH: Double glazed to two sides, door into:

LOUNGE: 14' 8" x 11' 4" (4.47m x 3.45m) Laminate flooring throughout the ground floor, three double glazed windows, electric heater, stairs rising with cupboard under, door to:

KITCHEN/DINING ROOM: 14' 6" x 7' 6" (4.42m x 2.29m) Double glazed window to front, base and wall units with worksurfaces and tiling over, electric cooker, hob, filter fan, space for washing machine, wall mounted electric heater, door to:

REAR PORCH: Double glazed to two sides, further door to outside.

FIRST FLOOR LANDING: Cupboard housing hot water tank.

BEDROOM ONE: 11' 0" x 8' 4" (3.35m x 2.54m) Double glazed window to front, access to loft.

BEDROOM TWO: 8' 6" x 7' 5" (2.59m x 2.26m) Double glazed window to front.

BEDROOM THREE: 7' 9" x 7' 0" (2.36m x 2.13m) Double glazed window to rear, shelved recess.

BATHROOM: Double glazed window to rear, bath with electric shower over, pedestal wash hand basin, WC.

OUTSIDE: To the front of the property there is parking space for one vehicle and

GARAGE: On block with up and over door and storage into eave space.

Gardens to the front are laid to granite chipping for ease of maintenance and there is a further garden area next to the garage, again laid to chipping with external electric point, backing onto open farmland.

SERVICES: Mains water, electricity and private drainage.

DIRECTIONS: Via "What3Words": ///rural.plugged.propose

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. The EPC is an F however, it has a PRS exemption (until 17th August 2030), meaning it is suitable for rental purposes.

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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