



Marshall's
ESTATE AGENTS



Kyoto, Sennen Cove, Penzance,
Cornwall, TR19 7DG







KYOTO, SENNEN COVE, PENZANCE, CORNWALL, TR19 7DG

£375,000 FREEHOLD

*** TWO/THREE BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN * FIRST FLOOR BATHROOM ***

*** SHOWER ROOM * UNINTERRUPTED VIEWS ACROSS SENNEN BEACH ***

*** WONDERFUL LOCATION * NO PARKING * EPC = G * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 83 SQUARE METRES ***

A semi detached, three storey, two/three bedroom house, situated within a stone's throw of the beach at Sennen Cove and enjoying panoramic views across the village, beach and the bay towards Cape Cornwall. The accommodation, which is in need of some refurbishment, comprises of open plan living/kitchen area on the ground floor, double bedroom, bathroom on the first floor. Stairs leading from first floor landing into loft room. Further bedroom and shower room in the basement with utility area. All rooms enjoy the aforementioned views. The property has a small courtyard to the front, is double glazed where stated, has bottled gas central heating and is offered for sale with no onward chain.

Double glazed door into:

HALLWAY: Stairs descending, door into:

KITCHEN/DINING ROOM: 9' 8" x 9' 1" (2.95m x 2.77m) Painted wood floor, double glazed bay window to side enjoying panoramic views across Sennen Beach, radiator, base and wall units, worksurfaces over, single bowl stainless steel sink unit, electric cooker, hob, space for fridge. Kitchen open into:

LOUNGE: 12' 3" x 8' 7" (3.73m x 2.62m) Double glazed to side and bay window to front with views, radiator, painted wood floor, fireplace to one wall (not used), stairs rising.

FIRST FLOOR LANDING: Double glazed window to rear, doors to:

BEDROOM ONE: 11' 10" x 9' 4" (3.61m x 2.84m) Double glazed windows and door to side and front with views towards the harbour and beach, radiator, painted wood floor.

BATHROOM: P shaped bath with mains shower over, pedestal wash hand basin, WC, extractor fan, shaver point, cupboard housing combination boiler, radiator.

Stairs from landing rising to:

LOFT: Skylight to front, double glazed window to side with views across the beach towards Cape Cornwall, vaulted ceiling.

Door from main hallway with stairs descending into:

BASEMENT HALLWAY: Plumbing for washing machine, doors to:

BEDROOM TWO: 9' 0" x 8' 9" (2.74m x 2.67m) Double glazed window to side, radiator, door leads to:

STORAGE ROOM:

SHOWER ROOM: Mains shower, pedestal wash hand basin, WC, radiator, shaver point, fitted cupboard.

OUTSIDE: Patio area to front and raised decked area to rear enjoying the aforementioned views.

SERVICES: Mains water, electricity and drainage. Bottled gas central heating.

DIRECTIONS: Via "What3Words" app: [///pushover.remains.notes](https://www.what3words.com/)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile signal for O2 which was poor. The property is constructed of block under a slate 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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