



Marshall's

ESTATE AGENTS

1 The Cottages, Gilly Lane, Penzance,
Cornwall, TR20 8BZ







1 THE COTTAGES, GILLY LANE, PENZANCE, CORNWALL, TR20 8BZ

£275,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * LOUNGE WITH INGLENOOK FIREPLACE ***

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

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

*** APPROXIMATELY 62 SQUARE METRES ***

A nicely presented end of terrace two bedroom cottage with gardens and parking, and offered for sale with no onward chain, situated in the village of Whitecross, between the towns of Penzance and Hayle. The accommodation, in brief, comprises of lounge with Inglenook fireplace with inset wood burner, kitchen/dining room and porch on the ground floor. On the first floor there are two double bedrooms and bathroom. The property enjoys parking for one/two vehicles and an enclosed garden, which is accessed across Gilly Lane. The property is double glazed, has electric heating and is offered for sale with no onward chain.

Double glazed door into:

LOUNGE: 13' 10" x 11' 10" (4.22m x 3.61m) Double glazed window to front with window seat under, stairs rising, Inglenook fireplace to one wall with multi fuel inset burner, shelved recess to one side. Door to:

KITCHEN/DINING ROOM: 13' 0" x 11' 2" (3.96m x 3.40m) Double glazed windows to rear and side, electric radiator, inset spotlights, base and wall units with worksurfaces and tiling over, electric oven, hob, filter fan, single drainer sink unit, space for washing machine and dishwasher, space for undercounter fridge and freezer, built in storage cupboard, door to:

REAR PORCH: Double glazed window and door to rear.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 12' 11" x 11' 2" (3.94m x 3.40m) Two double glazed windows to rear, electric radiator, two cupboards, one housing hot water tank.

BEDROOM TWO: 11' 11" x 9' 3" (3.63m x 2.82m) Double glazed window to front, access to loft, built in cupboard.

BATHROOM: Double glazed window to side, pedestal wash hand basin, WC, bath with electric shower over, extractor fan, inset spot lights, complementary wall tiling.

OUTSIDE: On the opposite side of Gilly Lane there is parking for one/two vehicles and a fully enclosed garden with a 20' x 10' caravan, which at the present is used for a workshop.

SERVICES: Mains water, electricity and shared private drainage.

DIRECTIONS: Via "What3Words" app: ///orbited.vans.driveway

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 built of granite 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



www.marshallspz.co.uk