



1 Chyconnick Terrace, Gulval,  
Penzance, Cornwall, TR18 3BU















**1 CHYCORNICK TERRACE, GULVAL, PENZANCE, CORNWALL, TR18 3BU**

**£280,000 FREEHOLD**

**\* TWO DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* TWO RECEPTION ROOMS \***

**\* GROUND FLOOR SHOWER ROOM \* KITCHEN \* LAWNED FRONT GARDEN \***

**\* LARGE ENCLOSED COURTYARD \* NO ONWARD CHAIN \* NO PARKING \***

**\* DOUBLE GLAZING \* POPULAR VILLAGE LOCATION \***

**\* EPC = F \* COUNCIL TAX BAND = C \* APPROXIMATELY 85 SQUARE METRES \***

An end of terrace Edwardian two bedroom granite house situated in the popular village of Gulval and offered for sale with no onward chain. The property was built in 1907 and was originally a shop for the village and so offers larger accommodation than those in the rest of the terrace. The accommodation comprises of lounge with separate dining room, ground floor wetroom and kitchen on the ground floor. On the first floor there are two double bedrooms and bathroom with separate shower cubicle. There are lawned gardens to the front and a large enclosed courtyard to the rear with a range of block built outbuildings. The village of Gulval has local primary school, public house and is close to the town of Penzance with all its amenities. The property is heated via electric heating and double glazed throughout and viewing of this property is highly recommended.

Wooden front door with canopy over into:

**OUTER HALLWAY:** Tiled floor, stained glass half glazed door into:

**MAIN HALLWAY:** Stairs rising. Doors to:

**LOUNGE:** 11' 1" x 9' 0" (3.38m x 2.74m) Double glazed picture window to front and further double glazed window to side, wall mounted electric heater.

**DINING ROOM:** 12' 4" x 9' 10" (3.76m x 3.00m) Double glazed window to rear with window seat under, night storage heater. Door into:

**KITCHEN:** 14' 1" x 9' 11" (4.29m x 3.02m) (Formerly a shop) Double glazed picture window to rear and further double glazed window to side, night storage heater, Rayburn (not used), shelved cupboard housing hot water tank, range of base and wall units with worksurfaces over, one and a half bowl stainless steel sink unit, electric oven, hob, filter fan over, plumbing for washing machine, integrated fridge and freezer, double glazed door to rear courtyard.

Further door from dining room into:

**REAR LOBBY:** With double glazed window to rear, understairs storage cupboard. Sliding door to:

**WETROOM:** Double glazed window to rear, wash hand basin, WC, electric shower, extractor fan, wall mounted fan heater.

**FIRST FLOOR LANDING:** Night storage heater, access to loft, built in cupboard.

**BEDROOM ONE:** 15' 4" x 9' 0" (4.67m x 2.74m) Double glazed windows to front and side, night storage heater.

**BEDROOM TWO:** 10' 0" x 9' 10" (3.05m x 3.00m) Double glazed window to front and side, night storage heater.

**BATHROOM:** Double glazed window to rear, WC, pedestal wash hand basin, bath, fully tiled shower cubicle, heated towel rail, extractor fan.

**OUTSIDE:** To the front of the property there is pathway which gives right of access to the rest of Chycornick Terrace. On the other side of the pathway is gated access onto to a fully lawned front garden with an established shrub and flower borders, further small garden to the front of the original shop. Rear courtyard fully enclosed by granite wall with pedestrian gated access to rear, outside tap. Range of outbuildings to include coal store, outside WC and workshop.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What3Words" app: ///registers.describe.unroll

**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.

**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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