



Marshall's

ESTATE AGENTS



10 Lower Chywoone Hill, Newlyn,
Penzance, Cornwall, TR18 5AG







10 LOWER CHYWOONE HILL, NEWLYN, PENZANCE, CORNWALL, TR18 5AG

£235,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * GROUND FLOOR CLOAKROOM ***

*** LOUNGE/DINING ROOM * INGLENOOK FIREPLACE ***

*** NO ONWARD CHAIN * FRONT GARDEN ***

*** NO PARKING * POPULAR LOCATION * EPC = C ***

*** COUNCIL TAX BAND = A * APPROXIMATELY 48 SQUARE METRES ***

A beautifully presented mid terrace two bedroom cottage, situated within the popular fishing village of Newlyn and close to all the local amenities. The accommodation comprises of two double bedrooms on the first floor, open plan lounge/dining room with Inglenook fireplace, kitchen and shower room on the ground floor. There is a lawned garden to the front and a courtyard to the rear. The property is beautifully presented throughout and is double glazed and gas centrally heated and is offered for sale with no onward chain.

Wooden door into:

LOUNGE/DINING ROOM: 17' 3" x 11' 6" (5.26m x 3.51m) Double glazed window to front with window seat under, beamed ceiling, stairs rising, radiator, Inglenook fireplace with free standing burner with granite chimney breast. This room open into the:

KITCHEN: 12' 9" x 5' 5" (3.89m x 1.65m) Double glazed window and stable door to rear, base units with wooden work surface and tiling over, Belfast sink, electric cooker point, space for dishwasher, tiled floor, integral fridge/freezer, plumbing for washing machine, inset spotlights, underfloor heating, door to:

SHOWER ROOM: 5' 10" x 4' 10" (1.78m x 1.47m) Double glazed windows to rear, radiator, fully tiled shower cubicle, vanity wash hand basin, WC, inset spotlights, extractor fan, underfloor heating.

FIRST FLOOR: Painted stairs leading to:

LANDING: Access to loft.

BEDROOM ONE: 11' 9" x 8' 6" (3.58m x 2.59m) Radiator, double glazed to front with sea views, recess to one wall.

BEDROOM TWO: 10' 1" x 7' 11" (3.07m x 2.41m) Double glazed window to rear, radiator, cupboard over stairs housing hot water boiler.

OUTSIDE: Lawned area to front and courtyard to rear, steps rising to small terrace.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///bounded.exotic.decorate

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) 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



www.marshallspz.co.uk