



Marshall's
ESTATE AGENTS



4 Barwis Hill, Penzance, Cornwall, TR18
2AL







4 BARWIS HILL, PENZANCE, CORNWALL, TR18 2AL

£245,000 FREEHOLD

*** THREE BEDROOMS * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** TWO RECEPTION ROOMS * GROUND FLOOR CLOAKROOM ***

*** REAR COURTYARD * ON STREET PARKING * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 63 SQUARE METRES ***

A mid terrace granite cottage situated within a popular residential street on the outskirts of Penzance, yet within easy access for all its amenities. The accommodation comprises of lounge, separate dining room, kitchen and bathroom on the ground floor and there are three double bedrooms on the first floor. The property has a small garden to the front, enclosed courtyard to the rear, is gas centrally heated, double glazed and offered for sale with no onward chain.

Wooden front door into:

HALLWAY: Mosaic tiled floor into:

SECONDARY HALL: Stairs rising, radiator, door to:

LOUNGE: 11' 4" x 9' 1" (3.45m x 2.77m) Radiator, laminate wood flooring, double glazed bay window to front, recess to one side, door to:

DINING ROOM: 12' 5" x 9' 9" (3.78m x 2.97m) Double glazed window to rear, radiator, laminate wood floor, understairs storage. Dining room opens into:

KITCHEN: 11' 4" x 7' 9" (3.45m x 2.36m) Wooden door to rear courtyard, further double glazed window, base and wall units with worksurfaces and tiling over, space for fridge/freezer, integrated electric cooker, hob, filter fan over, single bowl stainless steel sink unit, plumbing for washing machine, wall mounted boiler, door to:

BATHROOM: Double glazed window to rear, extractor fan, bath with mains shower over, pedestal wash hand basin, WC, radiator.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 12' 8" x 11' 4" (3.86m x 3.45m) Glazed bay window to front, laminate wood floor, radiator, access to loft space.

BEDROOM TWO: 9' 8" x 7' 9" (2.95m x 2.36m) Double glazed window to rear, laminate wood floor, recess to one wall, sea glimpse.

BEDROOM THREE: 11' 2" x 7' 5" (3.40m x 2.26m) Frosted double glazed window to rear, radiator, laminate wood floor.

OUTSIDE: Small front garden with gate access and low level wall, rear courtyard, decked area with fencing and wall boundary, outside tap, external lighting, rear gate providing access onto St Henry Street.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///toolkit.feasting.burglars](https://www.what3words.com/#!/toolkit/feasting.burglars)

AGENTS NOTE: We understand from Openreach 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 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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