



Belmont, Germoe, Trescowe,
Penzance, Cornwall, TR20 9RS









BELMONT, GERMOE, TRESCOWE, PENZANCE, CORNWALL, TR20 9RS

£240,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE * KITCHEN ***

*** FRONT, SIDE AND REAR GARDENS * WORKSHOP ADJOINING THE PROPERTY ***

*** SEMI RURAL LOCATION * NO ONWARD CHAIN * VIEWING RECOMMENDED ***

*** DOUBLE GLAZING WHERE STATED * EPC = G * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 63 SQUARE METRES ***

Enjoying superb rural views over the surrounding countryside is this two bedroom semi detached cottage in the hamlet of Trescowe. With front, side and rear gardens, the property offers light and spacious accommodation throughout with the added advantage of a workshop to the rear, which could, subject to any necessary planning consents, be incorporated into the property to give further accommodation. The property is offered to the market with no onward chain and we recommend an early appointment to view.

Door to:

ENTRANCE PORCH: 6' 2" x 5' 8" (1.88m x 1.73m) Single glazed window to rear, door to:

LOUNGE: 13' 9" x 12' 1" (4.19m x 3.68m) Two double glazed windows to the front with deep sills, open fire on slate hearth with granite surround and wooden mantle over, staircase rising to first floor and four steps up to the:

KITCHEN: 17' 0" x 8' 0" (5.18m x 2.44m) One and a half bowl sink with drainer and mixer tap, range of base and wall mounted cupboards, electric Aga, complementary tiling, double glazed window to the side enjoying far reaching views over the countryside, stable door to:

WORKSHOP: 17' 2" x 10' 5" (5.23m x 3.17m) One exposed granite wall, stainless steel sink and tap with drainer, two single glazed windows to the side and door.

FIRST FLOOR LANDING: Staircase rising and descending, access to the loft.

BEDROOM ONE: 13' 9" x 9' 6" (4.19m x 2.90m) Double glazed windows to the front and side, the side one having superb views over surrounding countryside.

From landing there are four steps up to further landing.

BEDROOM TWO: 9' 5" x 9' 3" (2.87m x 2.82m) Double glazed windows to the side and rear enjoying far reaching countryside views.

SHOWER ROOM: 9' 2" x 6' 8" (2.79m x 2.03m) With shower cubicle, low level WC, wash hand basin, opaque double glazed window to the rear, complementary tiling, shaver socket, heated towel rail.

OUTSIDE: To the front, gate leading to central pathway to the front door, garden to both sides of the path laid to lawn with fence and Cornish hedge boundaries with plants and shrubs. The side and rear gardens there is a pathway around the property leading to steps up to a raised garden, laid to lawn, covered storage, useful storage shed. From here further steps up to a small gravelled area, again enjoying far reaching rural views.

SERVICES: Mains electricity, water. Septic tank.

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE which was intermittent. The property is built 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

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01736 795040

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Lettings
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