



Marshall's
ESTATE AGENTS



23 Nancherrow, Tregeseal, St Just, Penzance,
Cornwall, TR19 7PW







23 NANCHERROW, TREGESAL, ST JUST, PENZANCE, CORNWALL, TR19 7PW

ASKING PRICE £135,000 LEASEHOLD

*** ONE/TWO BEDROOMS * FIRST FLOOR FLAT * LOUNGE * KITCHEN ***

*** NO ONWARD CHAIN * OFF STREET PARKING * REAR COURTYARD ***

*** POPULAR VILLAGE LOCATION * EPC = D * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 45 SQUARE METRES ***

A one/two bedroom first floor flat situated in the popular village of Tregesal on the outskirts of St Just. The property is in need of some modernisation and is offered with No Onward Chain. The accommodation consists of shower room, kitchen, lounge/dining room (of which was a bedroom) and a further bedroom to the rear of the flat. There is allocated parking, a courtyard to the rear and the flat is double glazed and heated by wall mounted electric heaters. The flat enjoys views across fields towards the town of St Just with all its amenities.

External staircase leads to:

PORCH: Double Glazed door and windows, further double glazed door into :

HALLWAY: Doors to :

SHOWER ROOM: Double glazed window to rear, pedestal wash hand basin, w/c, fully tiled shower cubicle, electric heater, extractor fan, built in cupboard.

KITCHEN: 11' 6" x 7' 0" (3.51m x 2.13m) Base units with worksurfaces over, 1 1/2 bowl sink unit, plumbing for washing machine, hot water heater, glazed window overlooking lounge.

LOUNGE: 11' 0" x 8' 0" (3.35m x 2.44m) TV and Telephone point, double glazed window overlooking Tregesal Valley, electric heater, Lounge opens into:

BEDROOM TWO/DINING ROOM: 10' 0" x 8' 7" (3.05m x 2.62m) Double glazed window overlooking the valley, electric heater, wardrobe to one wall.

BEDROOM ONE: 10' 6" x 10' 3" (3.20m x 3.12m) Double Glazed window to rear, electric heater, wardrobe.

OUTSIDE: To the side of the property there is parking for several vehicles and a fully enclosed courtyard to the rear.

SERVICES: Mains water, electric and drainage.

DIRECTIONS: Via "What3Words" app: ///octagon.dominare.motored

AGENTS NOTE: We understand from Openreach 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 cavity block under a concrete tiled roof.

LEASE: 999 years from 04/02/1988

CHARGES: Ground rent: £10 pa. Service charge: TBC

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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