



24 Kenstellla Road, Newlyn,
Penzance, Cornwall, TR18 5AY









24 KENSTELLA ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5AY

£350,000 FREEHOLD

*** THREE BEDROOMS * LOVELY SEA VIEWS OVER MOUNT'S BAY ***

*** LIVING ROOM * DINING ROOM * FITTED KITCHEN ***

*** CLOAKROOM * FIRST FLOOR BATHROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** ENCLOSED LAWNED GARDENS ***

*** LARGER THAN AVERAGE GARAGE WITH PARKING TO THE FRONT ***

*** FURTHER GARDEN BEYOND * SOUGHT AFTER ROAD * CLOSE TO MOST AMENITIES ***

*** IDEAL FAMILY HOME * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 178 SQUARE METRES ***

Lovely sea views over Mount's Bay to St Michael's Mount and beyond from this well presented three bedroom semi detached family home located in the centre of Newlyn, therefore within close proximity of most amenities.

The property has been in the same family for many years and has been well cared for over the time, now offered for sale in good order with spacious accommodation, which really needs to be viewed internally to appreciate to the full.

A particularly attractive feature are the gardens to the rear, which again take advantage of the sea views with access to a larger than average garage with further parking to the front and garden beyond the garage.

Kenstella Road is a popular area within the village of Newlyn, close to most amenities and we recommend an early appointment.

ENTRANCE HALL: Haringbone flooring, dado rail, understairs storage heater, radiator.

CLOAKROOM: White suite comprising low level WC, pedestal wash hand basin, UPVC double glazed window, feature double glazed circular window, radiator and chrome towel rail.

LIVING ROOM: 13' 8" x 11' 8" (4.17m x 3.56m) Into UPVC double glazed bay window overlooking front garden, Delabo slate fireplace with gas coal effect fire, stripped wood floorboards, coving, TV point, wall lights, radiator.

DINING ROOM: 16' 0" x 11' 2" (4.88m x 3.40m) Into UPVC double glazed bay window with lovely sea views over Mount's Bay to St Michael's Mount and beyond, tiled fireplace with gas log fire, tiled hearth, TV point, wall lights radiator.

KITCHEN: 10' 5" x 8' 8" (3.17m x 2.64m) Lovely sea views over Mount's Bay to St Michael's Mount and beyond, inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven and four ring hob, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, understairs cupboard, sunken spotlights, radiator, door to:

REAR PORCH: 13' 0" x 4' 5" (3.96m x 1.35m) Lovely sea views over Mount's Bay and Newlyn Harbour, UPVC double glazed window, tiled flooring, stable door to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Dado rail, access to roof space via pull-down ladder with electric light.

BEDROOM ONE: 12' 2" x 10' 9" (3.71m x 3.28m) Lovely panoramic sea views over Mount's Bay to St Michael's Mount and beyond, coving, UPVC double glazed window, radiator.

BEDROOM TWO: 13' 1" x 10' 3" (3.99m x 3.12m) Into UPVC double glazed window overlooking front garden, built in wardrobe and cupboards, coving, radiator.

BEDROOM THREE: 9' 9" x 9' 1" (2.97m x 2.77m) UPVC double glazed window, coving, radiator.

BATHROOM: White suite comprising panelled spa bath with chrome mixer tap and shower attachment, wash hand basin with cupboard below, low level WC with concealed cistern, UPVC double glazed window with lovely sea views over Mount's Bay to St Michael's Mount, chrome towel rail.

OUTSIDE: Enclosed rear garden being mainly laid to lawn with attractive flower borders, access to storage under the property housing gas central heating boiler, further storage. Steps down to terrace with access to:

DETACHED GARAGE: 18' 3" x 12' 6" (5.56m x 3.81m) Electric up and over door, power and light, courtesy door to garden.

To the other side of the garage is a further gravelled area, which belongs to the property and it could make further parking, subject to any necessary planning permissions. Front garden is laid to lawn with attractive flower borders.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "Wha3Words" app: [///sadly.executive.overcomes](#)

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

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