



Close Cottage, Paul, Penzance,
Cornwall, TR19 6UD







CLOSE COTTAGE, PAUL, PENZANCE, CORNWALL, TR19 6UD

£275,000 FREEHOLD

- * TWO BEDROOMS * LOUNGE/DINING ROOM * MANY PERIOD FEATURES ***
- * DOUBLE GLAZING * KITCHEN * FIRST FLOOR BATHROOM ***
- * GARDENS TO BOTH FRONT AND REAR * CENTRAL VILLAGE POSITION ***
- * CLOSE TO OPEN COUNTRYSIDE AND THE PICTURESQUE VILLAGE OF MOUSEHOLE ***
- * SHORT DRIVE TO PENZANCE * IDEAL FAMILY HOME OR FIRST TIME BUY ***
- * NO ALLOCATED PARKING * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = E * COUNCIL TAX BAND = C * APPROXIMATELY 92 SQUARE METRES ***

A chance to acquire a charming two bedroom semi detached character cottage, located in the centre of this popular village, being close to open countryside and a short walk to the picturesque fishing village of Mousehole.

The property has spacious accommodation over two floors, with many period features retained and really needs to be viewed internally to appreciate to the full.

A particularly attractive feature are the gardens to both front and rear which are larger than average, being easy to maintain and offering a reasonable amount of privacy.

Paul is a popular village, approximately two miles from the main town of Penzance with its main railway links to London Paddington and a short drive to the coast. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE HALL: Door to:

LOUNGE/DINING ROOM: 20' 8" x 12' 0" (6.30m x 3.66m) Impressive granite Inglenook fireplace, UPVC double glazed windows, beam ceiling, raised plymth, exposed granite to one wall, understairs storage cupboard, shelving, wall lights, two electric heaters.

KITCHEN: 9' 3" x 5' 9" (2.82m x 1.75m) Stainless steel inset single drainer sink unit with cupboards below, wall and base units, worksurfaces and power points, electric cooker point, small breakfast bar, UPVC double glazed window, door to rear garden.

Stairs from lounge/dining room to:

FIRST FLOOR LANDING: Electric heater.

BEDROOM ONE: 10' 7" x 9' 6" (3.23m x 2.90m) UPVC double glazed window with views towards Paul Church, built in wardrobe.

BEDROOM TWO: 10' 0" x 7' 8" (3.05m x 2.34m) UPVC double glazed window with views towards Paul Church, built in wardrobe.

SHOWER ROOM: 10' 0" x 9' 4" (3.05m x 2.84m) White suite comprising glazed shower cubicle with sliding door, pedestal wash hand basin, low level WC, built in airing cupboard housing hot water cylinder, UPVC double glazed window overlooking rear garden, chrome towel rail.

OUTSIDE: Enclosed rear garden which has been paved for ease of maintenance with side access and workshop. Front garden with long paved area, raised flower borders.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///skies.tidying.lotteries](https://www.what3words.com/skies.tidying.lotteries)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is built of ??

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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