



15 The Fradgan, Newlyn,  
Penzance, Cornwall, TR18 5BE







**15 THE FRADGAN, NEWLYN, PENZANCE, CORNWALL, TR18 5BE**

**GUIDE PRICE £325,000 FREEHOLD**

- \* TWO DOUBLE BEDROOMS \* FIRST FLOOR SHOWER ROOM \* LOUNGE \*
- \* KITCHEN/DINING ROOM \* USEFUL BASEMENT/WORKSHOP \*
- \* GAS CENTRAL HEATING \* NO ONWARD CHAIN \* PARKING AVAILABLE \*
- \* POPULAR LOCATION \* EPC = D \* COUNCIL TAX BAND = B \*
- \* APPROXIMATELY 65 SQUARE METRES \*

A semi-detached, Grade II Listed cottage, situated within the popular residential area of the Fradgan, which is located within the centre of the fishing village of Newlyn, and within level access to all its amenities to include public houses, shops, restaurants and bus links to Penzance, Lands End and beyond. The accommodation, which is offered for sale with no onward chain, comprises off lounge with recently installed kitchen/dining room on the ground floor. On the first floor are two large double bedrooms with shower room and outside there is cobbled area to the front, which could accommodate a small vehicle if required. Separate access leads to a useful basement, which could ideally be utilised as a studio/workshop. The property has been redecorated throughout and has gas central heating and viewing is highly recommended due to the location of this property.

External steps lead to half glazed door into:

**HALLWAY:** Stairs rising, door to:

**LOUNGE:** 11' 4" x 11' 3" (3.45m x 3.43m) Understairs storage cupboard, window to front with seat under, radiator, door to:

**KITCHEN/DINING ROOM:** 15' 9" x 8' 11" (4.80m x 2.72m) Two windows to side and double glazed window to rear, radiator, inset spotlights, base and wall cupboards with work surface over, one and a half bowl stainless steel sink, plumbing for washing machine, wall mounted combination boiler.

**FIRST FLOOR LANDING:** Doors to:

**BEDROOM ONE:** 14' 9" x 11' 4" (4.50m x 3.45m) Window to front with seat under, recess to one wall, radiator.

**BEDROOM TWO:** 11' 10" x 10' 11" (3.61m x 3.33m) Window to side with seat under, radiator, access to loft.

**SHOWER ROOM:** Double glazed window to rear, mains shower cubicle, pedestal wash hand basin, WC, heated towel rail, extractor fan.

**OUTSIDE:** To the front of the property there is a cobbled area with potential for off street parking and the aforementioned external steps leading to the front door.

Separate entrance lead to the:

**BASEMENT AREA:** 24' 2" x 15' 11" (7.37m x 4.85m) Would be suitable for a workshop/studio with window to front.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** Via "What Three Words" app: ///shopping.hides.quilt

**AGENTS NOTE:** We understand from Openreach website that Ultrafast 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 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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