



Marshall's

ESTATE AGENTS



1 Ebenezer Place, Newlyn, Penzance,
Cornwall, TR18 5ER







1 EBENEZER PLACE, NEWLYN, PENZANCE, CORNWALL, TR18 5ER

GUIDE PRICE £200,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * OPEN PLAN LOUNGE / KITCHEN ***

*** GROUND FLOOR SHOWER ROOM * REAR COURTYARD ***

*** FRONT GARDEN * GAS CENTRAL HEATING ***

*** SEA VIEWS TO THE REAR * VIEWING HIGHLY RECOMMENDED ***

*** IDEAL INVESTMENT OPPORTUNITY * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 53 SQUARE METRES ***

This nicely presented end of terrace cottage is located above the harbour. A particular feature is the lovely view from the back bedroom and loft. The property is offered to the market with no onward chain and the accommodation comprises of two double bedrooms on the first floor, an open plan lounge/kitchen and a shower room to the ground floor. There is a courtyard to the rear and raised garden to the front and stunning sea views are enjoyed from the large loft room. The property is gas centrally heated and viewing is highly recommended.

Half glazed door into:

OPEN PLAN LOUNGE / KITCHEN: 20' 9" x 11' 4" (6.32m x 3.45m) Stairs rising, laminate wood floor, sash window to the front and rear, two shelved recesses, two radiators, kitchen area fitted with base and wall mounted units with work surface and tiling over, integral electric cooker, hob and filter fan, single bowl stainless steel sink unit, plumbing for washing machine, space for fridge. Door to:

REAR LOBBY: Doors to outside.

SHOWER ROOM: Window to the rear, tiled floor, radiator, pedestal wash hand basin, low level w.c., walk in fully tiled shower cubicle, extractor fan.

FIRST FLOOR:

BEDROOM ONE: 10' 0" x 9' 7" (3.05m x 2.92m) Radiator, sash window to the rear with views across Newlyn Harbour, hatch to the loft with Velux to the rear.

BEDROOM TWO: 10' 8" x 9' 0" (3.25m x 2.74m) Sash window to the front, radiator, built in wardrobe, over stairs cupboard.

OUTSIDE: To the front of the property there is a raised garden partially laid to decking and a fully enclosed courtyard to the rear.

DIRECTIONS: From Penzance, proceed into Newlyn along the Mousehole road. Keeping the harbour on your left upon reaching the Red Lion public house take the next turning right into St Peters car park. Eden Terrace can be found in front of you. Walk to the front of Eden Terrace into Ebenezer Place.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach website that 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 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

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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