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Putting your home on the map

**Chywoone Hill,
Newlyn, Penzance**

**Offers over £175,000
Freehold**





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Property Introduction

This well-proportioned, two bedroomed house is offered to the market chain free.

On the ground floor there is a living room, kitchen and bathroom with two double bedrooms situated upstairs.

There are generous gardens to both the front and rear of the property.

The house has double glazing and is warmed via gas central heating.

Location

Newlyn has a rich history in the fishing industry and many boats land their catch of the day at the harbourside. Newlyn has become the place to visit as it has a selection of art galleries along with a newly opened cinema and a number of restaurants serving fine food. You can also enjoy the sea front and take the fifteen minute level walk into the larger market town of Penzance.

Penzance has a wide range of retail outlets and bus and train station

ACCOMMODATION COMPRISES:

Glazed panel front door to:

ENTRANCE HALL

Stairs rising to first floor. Smoke alarm. Doors to:

LIVING ROOM 13' 11" x 10' 9" (4.24m x 3.27m)

Double glazed windows to front and rear aspects. Radiator. Television point.

KITCHEN 8' 6" x 8' 4" (2.59m x 2.54m)

Fitted with a matching range of maple effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single

drainer sink unit. Space for cooker. Space and plumbing for washing machine. Radiator. Door to:

REAR LOBBY

Door to rear garden. Understairs storage cupboard. Radiator. Door to:

BATHROOM

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Obscure double glazed window to rear. Extractor. Radiator.

FIRST FLOOR LANDING

Double glazed window to rear. Access to loft space. Smoke alarm. Radiator. Doors to:

BEDROOM ONE 13' 11" x 10' 10" (4.24m x 3.30m)

Double glazed windows to both front and rear. Built in cupboard housing gas combination boiler. Further cupboard. Radiator.

BEDROOM TWO 13' 11" x 8' 5" (4.24m x 2.56m)

Dual aspect room. Radiator. Built in cupboard.

OUTSIDE

To the front of the property there is a lawned garden area, enclosed by panelled fencing and privet hedging. To the rear of the property there is a further generous garden mainly laid to lawn with gated access to the rear.

SERVICES

Mains electricity, drainage, water and gas.

COUNCIL TAX

Band B.

DIRECTIONS

From Penzance promenade proceed westerly to Newlyn. Go past Jelbert's ice cream shop on your right and then take the second turning right on to Chywoone Hill. Continue to the top of the hill just past the turning to Chywoone Avenue, the property will be seen on the left hand side. If using what3words dusters.cardinal.zone

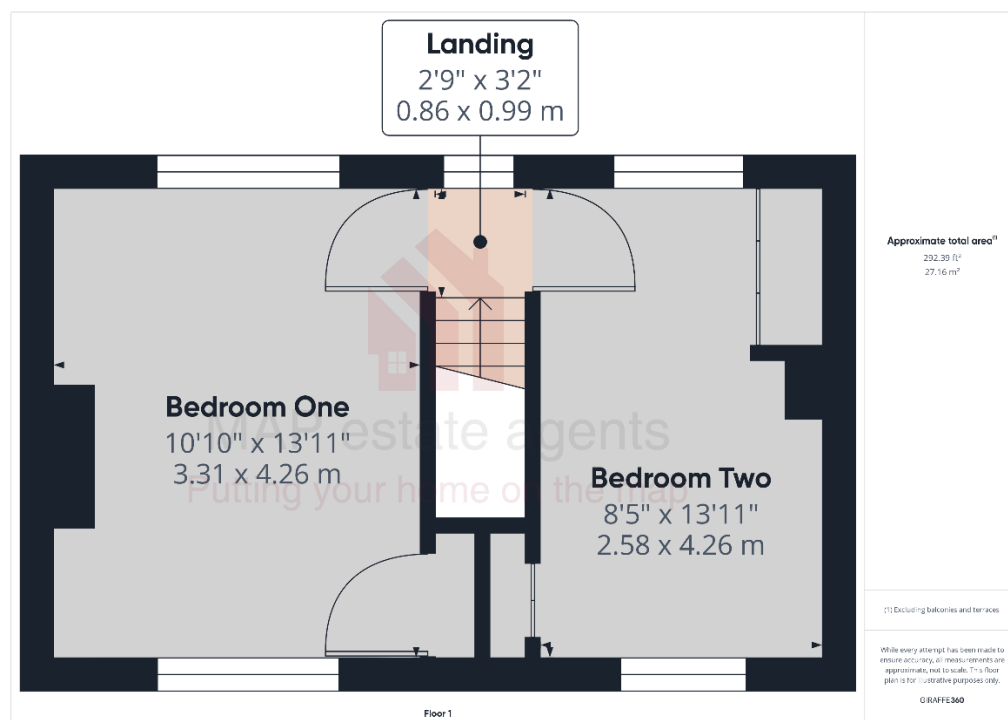
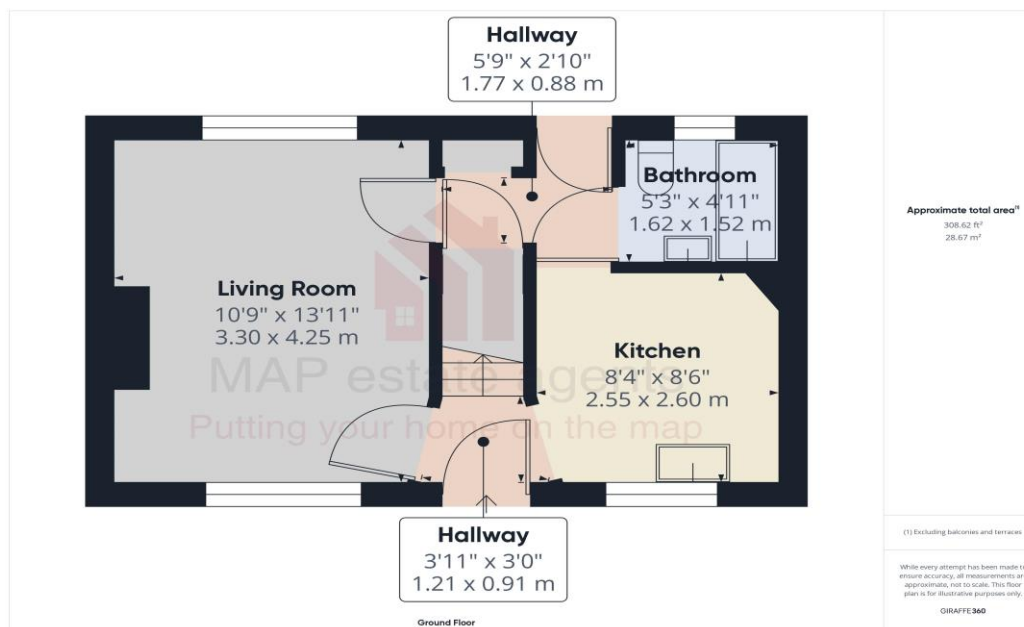


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Two bedrooms
- Ground floor bathroom
- Gardens to front and rear
- Gas central heating
- Double glazed
- No onward chain
- Sea glimpses
- Ideal first time buy/investment



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