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Putting your home on the map

**Trewellard Road,
Pendeen, Penzance,**

**Guide Price £140,000
Leasehold**





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Property Introduction

Offered to the market chain free, this two bedroom first floor flat is ripe for refreshment.

Offering spacious accommodation comprising of living room, kitchen/diner, two double bedrooms, bathroom and a separate WC.

A path to the rear of the property leads to a block built storage facility and in turn to an enclosed lawned garden.

A short walk from the property there is a single garage en bloc with parking in front in front of this.

Location

Pendeen is near the coast and has a historic reputation for smuggling activities, it is also near the World famous Geevor tin mine. The South West Coast Path is less than a mile away in addition to a number of local footpaths for exploring the surrounding country side and rugged coastline in this area of outstanding natural beauty.

St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen hole golf course. Penzance, the largest town in West Cornwall lies approximately eight miles away, here you will find the mainline railway and a wide range of retail outlets, along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

ACCOMMODATION COMPRISES

Double glazed panel front door to:-

ENTRANCE HALL

Smoke alarm. Built-in airing cupboard. Doors off to:-

KITCHEN/DINER 18' 5" x 8' 3" (5.61m x 2.51m) maximum measurements

Fitted with a range of base units with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Space for fridge/freezer. Space for washing machine. Double glazed windows to front and side. Door to:-

LIVING ROOM 13' 7" x 11' 8" (4.14m x 3.55m)

Double glazed window to side. Door to:-

INNER HALL

Built-in storage cupboard with shelf. Doors to:-

BEDROOM ONE 14' 3" x 9' 11" (4.34m x 3.02m) maximum measurements

Double glazed window to side. Built-in wardrobe and shelving.

BEDROOM TWO 11' 3" x 9' 11" (3.43m x 3.02m) maximum measurements

Double glazed window to side. Built-in wardrobe and shelving.

BATHROOM

Fitted with a coloured suite comprising panelled bath with electric shower unit over and pedestal wash hand basin.

SEPARATE WC

Low level WC.

OUTSIDE

A path to the rear of the property leads to a block built storage facility (6'8" x 3'1") and in turn to an enclosed lawned garden area. A short walk from the property there is a:-

SINGLE GARAGE EN BLOC 16' 2" x 8' 2" (4.92m x 2.49m)

Garage door to front with parking in front.

SERVICES

Mains water, mains electricity and mains drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

LEASEHOLD INFORMATION

The lease period is anticipated to be for 999 years from the start date and is currently being arranged. The service charge is £22.64 approximately per month and the rent is one peppercorn per annum.

DIRECTIONS

From North Road, proceed towards Pendeen turning left at the crossroads on to the B3306. Continue along this road and turn left upon reaching 'The Trewellard Arms' public house on to the B3318. Take the next turning right and the property will be seen in front of you. If using What3words crusaders.pursuit.launcher

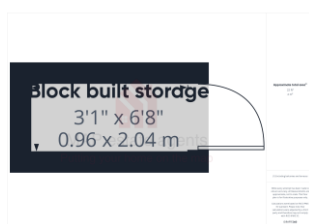
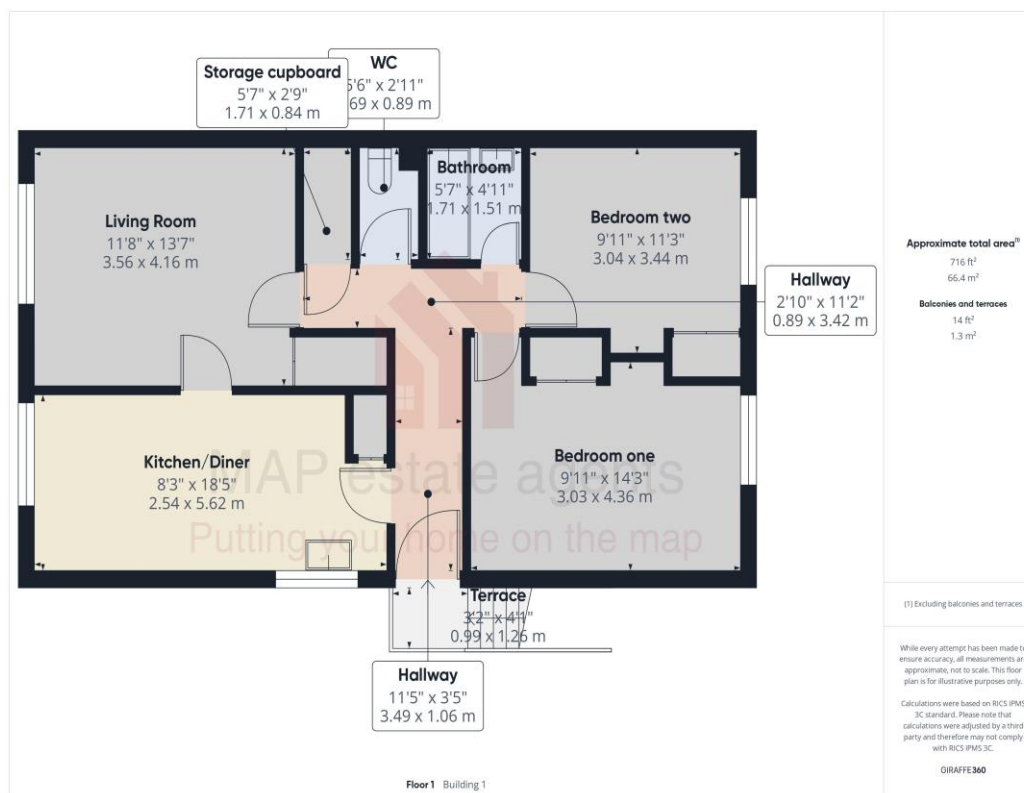


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- First floor apartment
- Views towards the sea
- Two bedrooms
- Updating required
- Night store heating
- Garage en-bloc
- Garden to rear and storage shed
- Offered for sale chain free



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