



Trewartha Helston Road, Penzance, TR20 9AA

£2,750



*** Available Now ***

Situated in a prime position overlooking the golf club and Praa Sands, Trewartha is an exquisite example of modern beach style living. With gorgeous terraces, wonderful open plan living areas and a beautiful garden, this property is simply divine.

This furnished property briefly comprises:

Ground floor - Entrance with a cloakroom leading to a vast open plan reception area, leading out to decked terraces, perfect for entertaining on summer evenings. There is a fantastic kitchen with a range of units, Belfast sink, an aga and Fisher & Paykel American style larder fridge freezer and, Siemens and Bosh built in kitchen appliances to enjoy. On this floor you will also find 2 lovely bedrooms (one of which has an en-suite shower room).

First Floor - A wide landing, with a useful desk with a view to allow you to work from home, leads to a beautiful dual aspect master bedroom, complete with a Juliet balcony to enjoy the countryside and seaside views. A further good sized double bedroom and a beautiful bathroom with a roll top bath and a separate shower complete the first floor.

Externally, there is a lovely & private enclosed lawned garden, a greenhouse and a parking area (for 3 cars) at the front of the house.

The property also benefits from oil central heating and UPVC windows.

Within walking distance to the beach, shops, cafes and the well regarded local primary school, and just a 30 minute drive to Truro School, the property is also ideally situated for someone working at Culdrose.

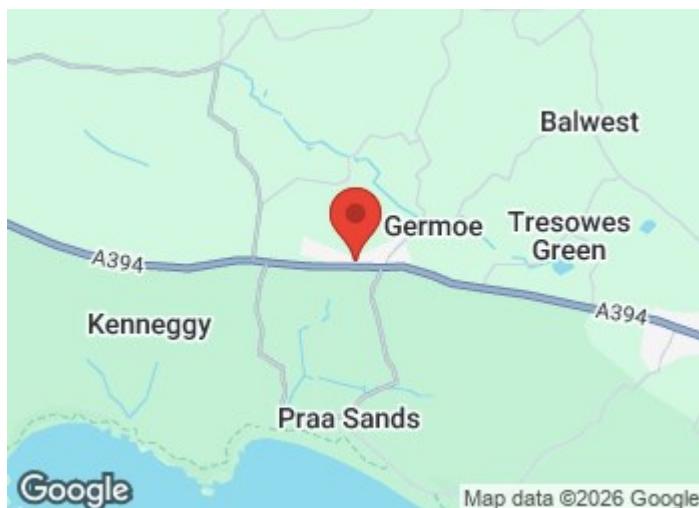
Holding deposit £634

Full deposit £3173

Rent £2750

EPC rating E

Council Tax band E

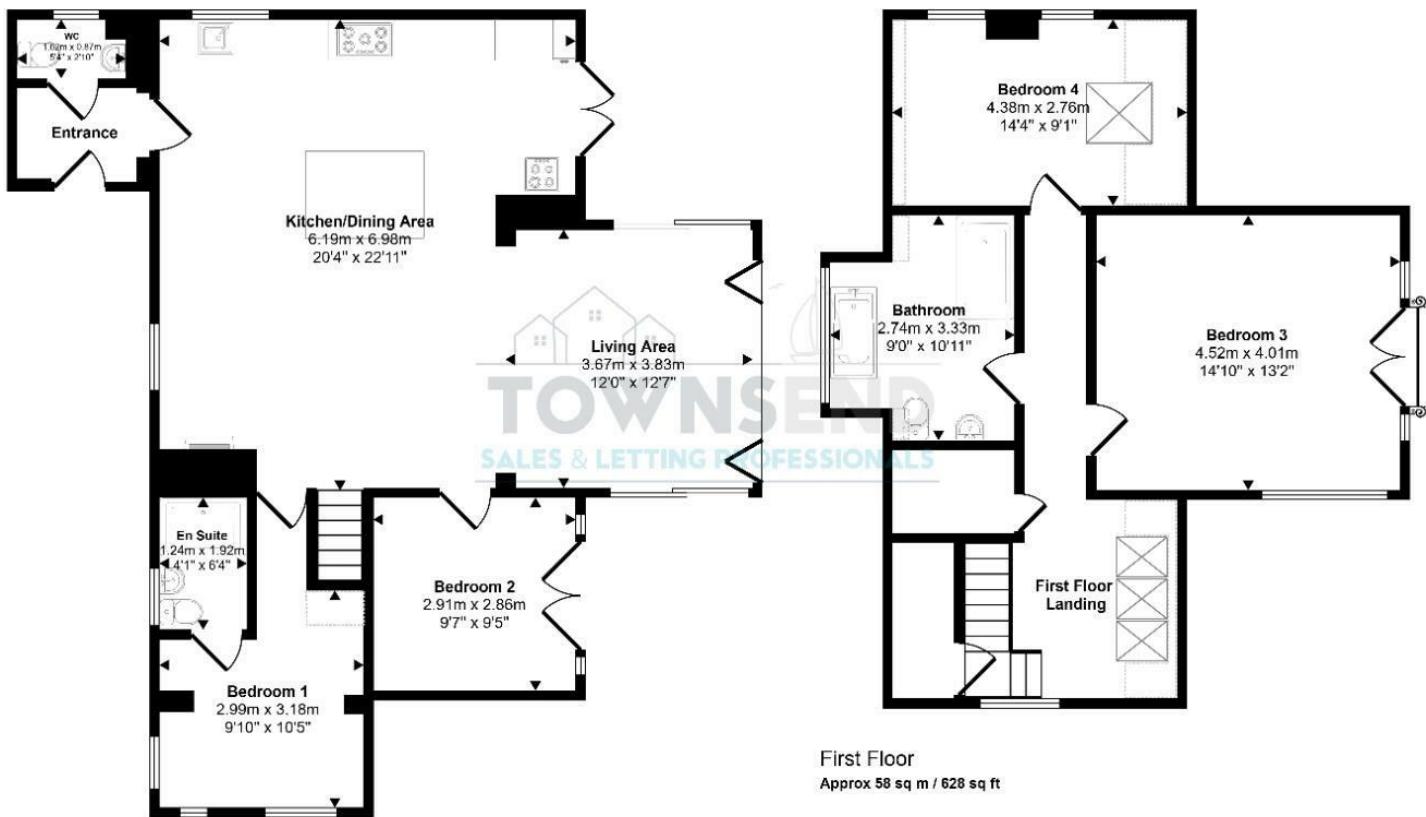


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area
139 sq m / 1501 sq ft



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.