



Trewartha Helston Road, Penzance, TR20 9AA

£2,750

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*** 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.

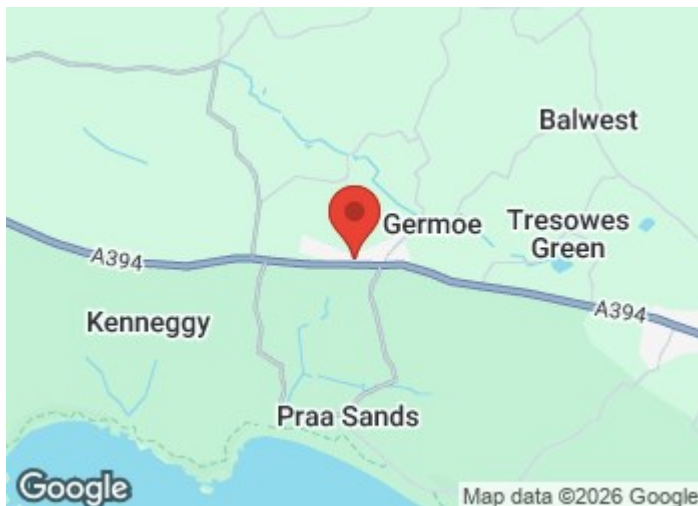
Holding deposit £634

Full deposit £3173

Rent £2750

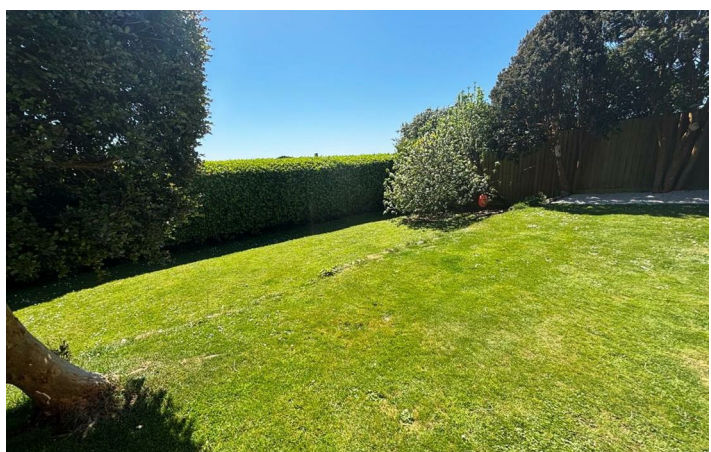
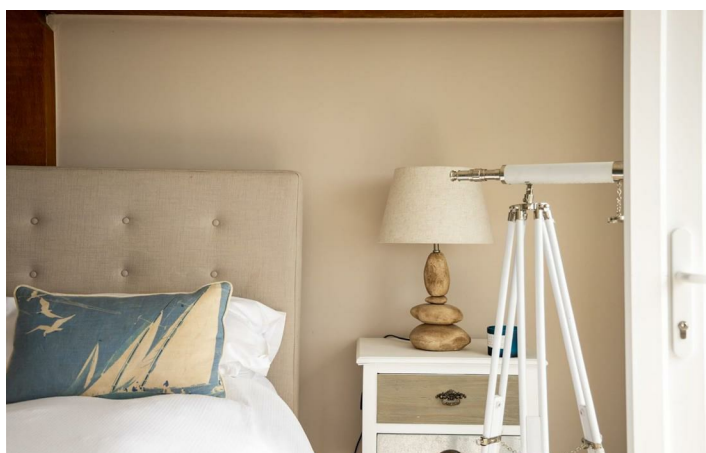
EPC rating E

Council Tax band E

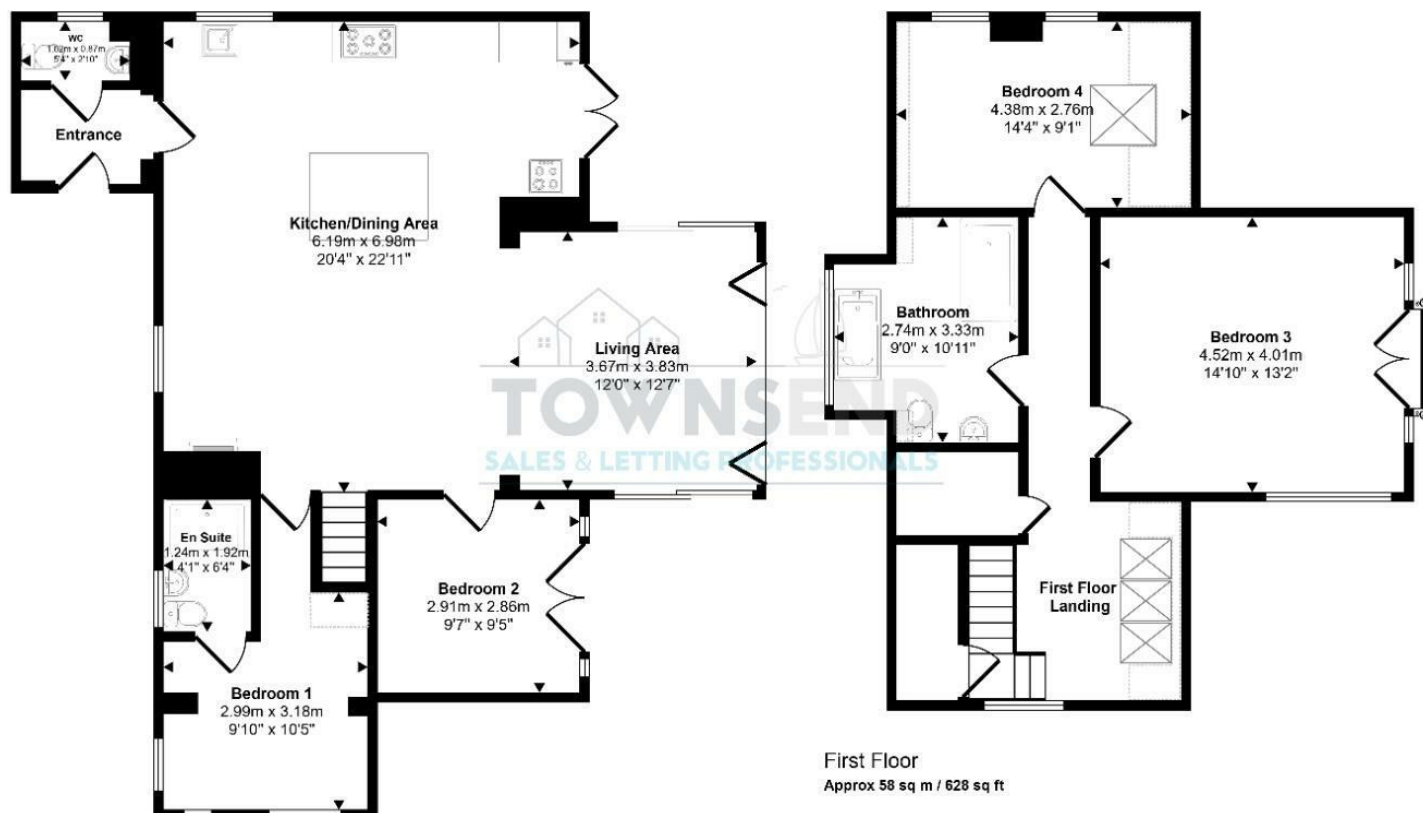


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	75
England & Wales EU Directive 2002/91/EC		

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



Ground Floor
Approx 81 sq m / 873 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.

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