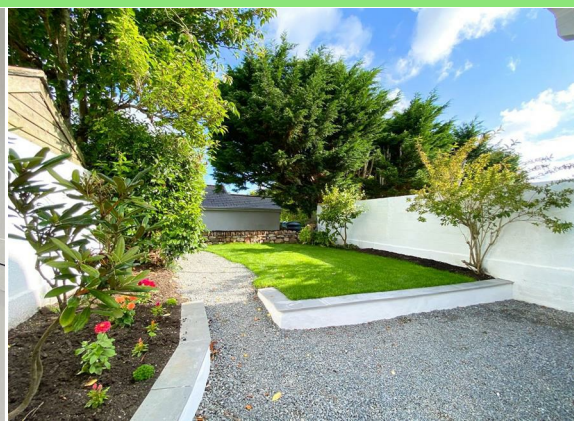




Fore Street
Goldsithney
Penzance
TR20 9LQ

Asking Price £350,000

- BEAUTIFULLY PRESENTED, 3 BED (MAIN EN-SUITE) COTTAGE
- METICULOUSLY RENOVATED BY THE CURRENT OWNER TO A VERY HIGH STANDARD
- SUPERB VILLAGE LOCATION
- VERSATILE ACCOMMODATION WITH LOUNGE, SEPARATE DINER AND SUN ROOM
- WELL ENCLOSED GARDEN TO THE REAR
 - PARKING AT THE FRONT FOR A SMALL VEHICLE
 - NO CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 998.50 sq ft



DINING ROOM

Upvc double glazed window to the front, stairs rising to the first floor, herringbone flooring, electric heater, access to the lounge and semi-open plan access to the kitchen.

LOUNGE

A spacious room with UPVC double glazed window to the front, television point, electric heater, feature fire place with slate hearth and wooden mantle, door to inner hall.

INNER HALL

Access to bathroom, kitchen and sun room.

FAMILY BATHROOM

A modern, fully tiled suite featuring a panelled bath with dual shower over, dual flush w.c, pedestal wash hand basin, complementary wall and floor tiling, UPVC double glazed window to the rear.

KITCHEN

A stunning kitchen comprehensively fitted with a one and a half sink unit with adjoining wooden work surfaces incorporating a 4 ring ceramic hob with oven below and extractor over, extensive range of base and eye level units with recess for fridge freezer, dishwasher and washing machine, herringbone flooring, electric heater, recessed ceiling spotlights, double doors to the sun room.

SUN ROOM

A lovely room enjoying views over the garden with Upvc double doors, window and further single door leading to the garden, herringbone flooring.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1 EN-SUITE

UPVC double glazed window to the front, electric heater, built in cupboard housing the hot water tank, door to en-suite shower.

EN-SUITE SHOWER

Shower cubicle with dual shower, dual flush w.c, pedestal wash

hand basin, complementary wall and floor tiling, extractor fan, recessed spotlights, Velux window.

BEDROOM 2

Electric heater, UPVC double glazed window to the rear with distant rural views.

BEDROOM 3

UPVC double glazed window to the front, electric heater.

OUTSIDE

FRONT

At the front of the cottage there is a hardstanding area that could provide off road parking for a small vehicle.

REAR

The rear garden has been beautifully landscaped with a gravelled seating area and lawn with established flower beds. The garden is well enclosed and offers a good degree of privacy.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £1974.56 a year (£164.55 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Smart Eco Electric Heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Lateral living
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E

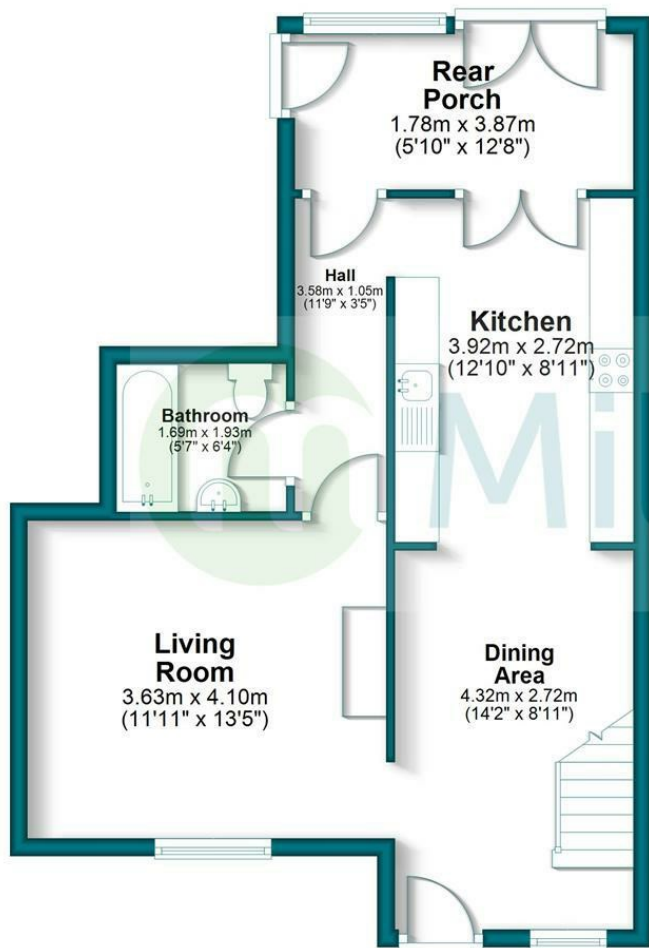
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



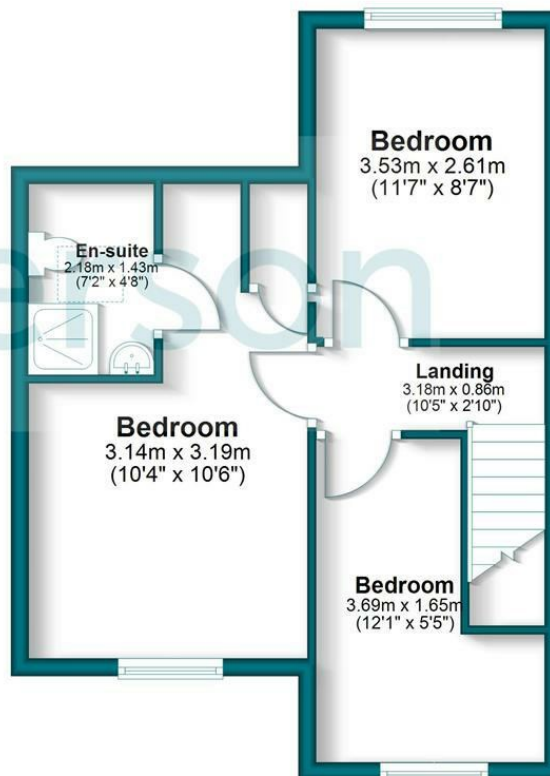
Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 92.8 sq. metres (998.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

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