



Tregembo Hill

Relubbus

Penzance

TR20 9EN

Offers In The Region Of
£400,000

- DETACHED TWO BEDROOM CHARACTER COTTAGE
- POPULAR VILLAGE LOCATION
- LONG REAR GARDEN
- DETACHED WORKSHOP
- OFF ROAD PARKING
- A MUST SEE PROPERTY!
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 660.00 sq ft



Entrance door leading into...

LOUNGE

14'6 x 12'5 (4.42m x 3.78m)

Fitted carpet, beamed ceiling, wood burner on a slate hearth, window to the front enjoying views of the garden, carpeted stairs to first floor level.

Useful understairs storage cupboard, door into...

KITCHEN

9'5 x 9'1 (2.87m x 2.77m)

Fitted with a range of shaker style base units with roll top work surfacing over, space for gas cooker and washing machine, and fridge freezer.

Stainless steel sink and drainer, built in airing cupboard housing hot water cylinder. Window to the front with views of the garden, beamed ceiling.

BATHROOM

9'3 x 4'9 (2.82m x 1.45m)

Panel enclosed bath with electric shower over, low level w/c, fitted carpet, beamed ceiling, pedestal wash hand basin, heated towel rail, obscured window to the rear.

From the lounge, carpeted stairs lead to...

FIRST FLOOR

Open into...

BEDROOM

14'10 x 12'8 (maximum measurement) (4.52m x 3.86m (maximum measurement))

Fitted carpet, exposed beams, window to the front enjoying delightful views of the garden with Velux roof light above, recess for storage, part wood panelled walls.

BEDROOM

14'8 x 9'4 (4.47m x 2.84m)

Fitted carpet, window to the front with views of the garden and Velux roof light above, sloping ceiling, exposed beams, small window to the side.

OUTSIDE

A gravelled driveway provides offroad parking for 3-4 cars, leading to...

WORKSHOP

11'5" x 9'6" (3.5 x 2.9)

A granite built work shop proving very useful storage and work space, with potential for conversion, subject to obtaining the relevant planning permission.

REAR GARDEN

A particular feature of this property is the delightful, long and level rear garden, ideal for families with children looking for plenty of outdoor space.

The main garden is laid to lawn with a range of mature shrubs, fruit trees and bushes offering a high degree of privacy and enjoying a sunny aspect. The far end of the garden has been left to go wild, with several mature trees.

There is a side garden which is laid to lawn with space for a timber shed

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: 2 bedrooms

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

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



Parking: Driveway and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Yes
Restrictions - Tree Preservation Orders: None
Public right of way: Yes, to the side of the workshop.
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: G

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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.

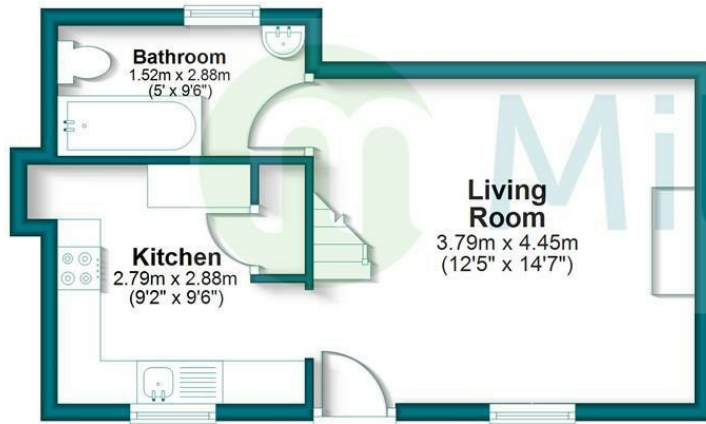


Directions To Property

From Hayle head out on the Helston road passing the Smugglers Inn. Turn right signposted for country skittles proceed along the road turning right sign posted for Relubbus. Continue along this road and at the T junction turn right. Follow the road and upon driving over the bridge turn left immediately onto an unmade lane. Proceed up the lane and the cottage will be found on the right.

Ground Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		17	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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