



Park Road
Newlyn
Penzance
TR18 5DZ

Offers In The Region Of
£325,000

- SPACIOUS TWO BEDROOM TOWNHOUSE
- DELIGHTFUL SEA VIEWS
- FAMILY BATHROOM SUITE
- OPEN PLAN LOUNGE DINER
 - MODERN KITCHEN
- SEPARATE UTILITY ROOM
- INTERNAL VIEWING A MUST!
 - SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 796.00 sq ft



Entrance door leading into...

PORCH

Tiled flooring, dado rail, door into the hallway.

HALLWAY

Stairs rising to the first floor, radiator, tiled flooring, door into the lounge/diner.

LOUNGE / DINING ROOM

19'9 x 12'6 (6.02m x 3.81m)

A lovely spacious dual aspect room with UPVC double glazed doors to the rear leading to the courtyard and window to the front enjoying lovely sea and coastal views towards St Michael's Mount, electric fire with attractive surround and shelved recess on either side, television point, two radiators, built in under stairs storage cupboard, door leading to the kitchen.

KITCHEN

8'2 x 7'7 (2.49m x 2.31m)

Fitted with modern white high gloss base and wall mounted kitchen units with electric induction hob and electric oven below, stainless steel sink with adjoining work surfaces, tiled flooring, window and door (currently not in use) to the side leading to the courtyard garden, door to utility room.

UTILITY ROOM

7'6 x 5'6 (2.29m x 1.68m)

Stainless steel sink unit and work surfaces with base units below. recess and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, tiled floor, window to the side.

FIRST FLOOR LANDING

Built in cupboard with fitted shelving, access to loft space with pull down loft ladder.

BEDROOM 1

15'5 x 10'9 (4.70m x 3.28m)

A spacious room with two UPVC double glazed windows to the front with fantastic far reaching views across Penzance Harbour towards St Michael's Mount, fitted carpet, radiator, dado rail.

This room has the potential to be split allowing a staircase to the first floor loft room (subject to consents)

BEDROOM 2

Fitted carpet, radiator, picture rail, UPVC double glazed window to the rear.

FAMILY BATHROOM

13'8 x 6'9 (4.17m x 2.06m)

A beautiful, spacious family bathroom, comprising of a freestanding roll top bath with mixer tap and shower attachment, separate corner shower cubicle with mixer shower over, pedestal wash hand basin, close coupled WC. Victorian radiator with towel rail, tiled effect flooring, two UPVC double glazed windows to the side with partially obscure glass.

LOFT ROOM

13'10 x 12'8 (4.22m x 3.86m)

Accessed via a loft ladder is this spacious loft room that has been partially converted and would lend itself to being a permanent third bedroom if required. There is a separate built in storage area that could be converted to a new second floor landing. The room currently provides great storage being fully boarded and with a Velux window to the front benefitting from these stunning coastal views.

OUTSIDE

At the rear there is a very well enclosed courtyard garden with an outside cold water tap and a gate leading to the rear service lane. There are granite steps to the front leading to the door and a raised patio seating area taking in these amazing views.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity



Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

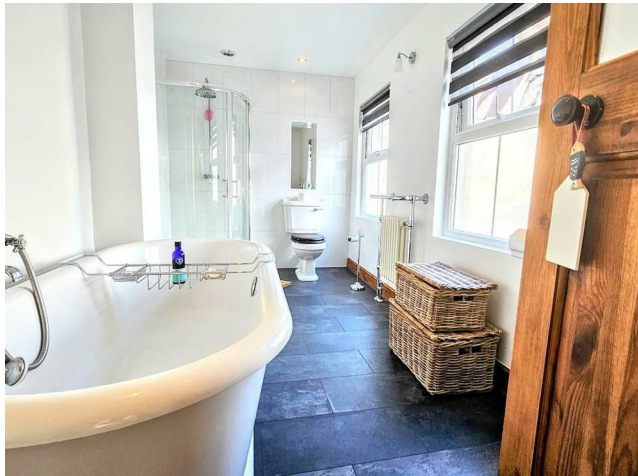
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Park Road, Newlyn, Penzance, TR18 5DZ



Ground Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Directions To Property

From Penzance proceed towards Newlyn. Pass over the bridge and turning up Chywoone Hill. Take the second left hand turning after Kenstella Road into Adit Lane and then left into Park Road. The property is located on the left as indicated by a Millerson 'For Sale' board

50 Fore Street
Hayle
Cornwall
TR27 4DY

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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