

40-44 Fore Street
Newlyn, TR18 5JR







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****LOTS OF POTENTIAL!!**** Nestled within close proximity to Newlyn Harbour, this three bedroom property offers a unique opportunity for those looking to put their own stamp on a home. The property requires updating throughout, allowing for personal customisation. Upon entering, you are welcomed into a spacious kitchen/diner, an ideal social space for entertaining friends and family. All three bedrooms are generously proportioned, with the front two bedrooms boasting picturesque harbour views. The living room is a bright and airy space, with two windows that flood the room with natural light. The bathroom is designed for convenience, featuring both a separate bath and shower. The versatile ground floor offers numerous possibilities for transformation, making it an exciting project for the new owner. Outside, the low maintenance courtyard area is a real suntrap, perfect for enjoying sunny days, and the off-road parking is a valuable asset in this sought-after location near the harbour.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £440,000

Location

Newlyn is a quaint seaside town and fishing port in south-west Cornwall. Newlyn lies on the shore of Mount's Bay and provides good access to the rest of West Cornwall, as well as being close to the A30. It has a wide range of amenities including public houses, a range of cafe's and restaurants. The town of Penzance is within easy reach with its main train line to London Paddington. Popular beaches including Sennen, Porthcurno and Praa Sands are all within reach.

First Floor Accommodation

- Kitchen/Diner
- Office
- Bedroom Two
- Living Room
- Cloak Room

- Bedroom Three
- Bedroom One
- Bathroom

Ground Floor Accommodation

Providing a tremendous amount of exciting potential and could be utilised in a number of different ways.

Outside

Low maintenance garden which is a lovely sun trap and a great seating area.

Parking

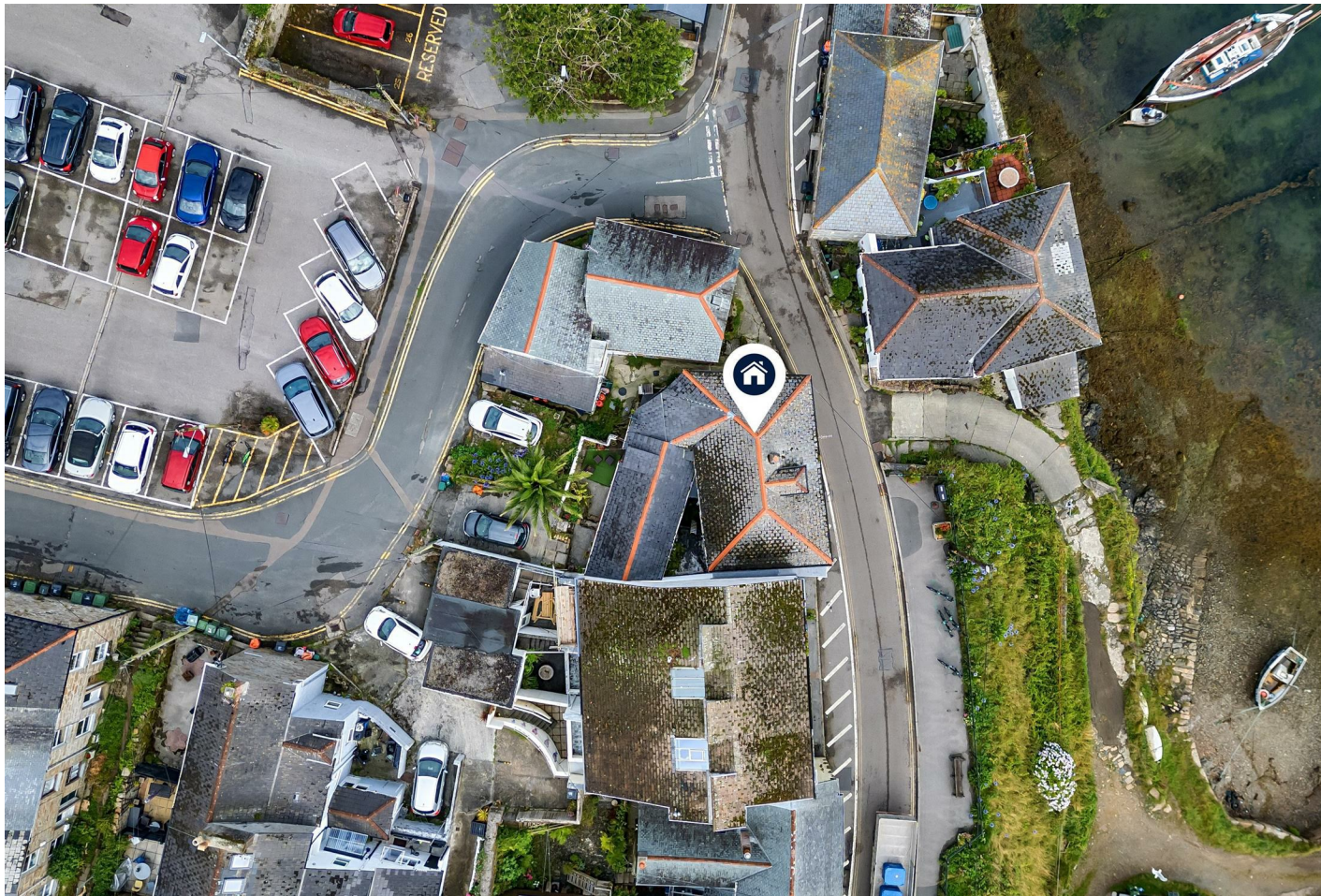
Off road parking for two vehicles

Services

Mains water, drainage, electricity. Gas central heating.

Council Tax Band- D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E		43	
(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

Agents Note

Our client has informed us that the pathway to the side is shared with the neighboring property.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

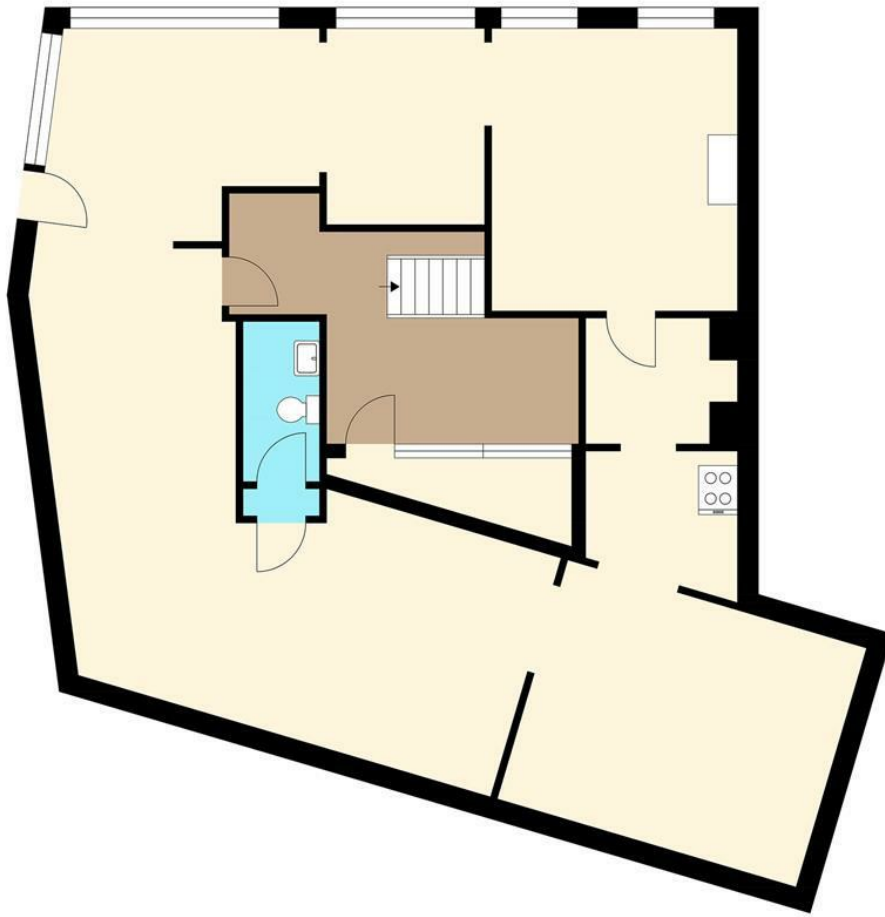
Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

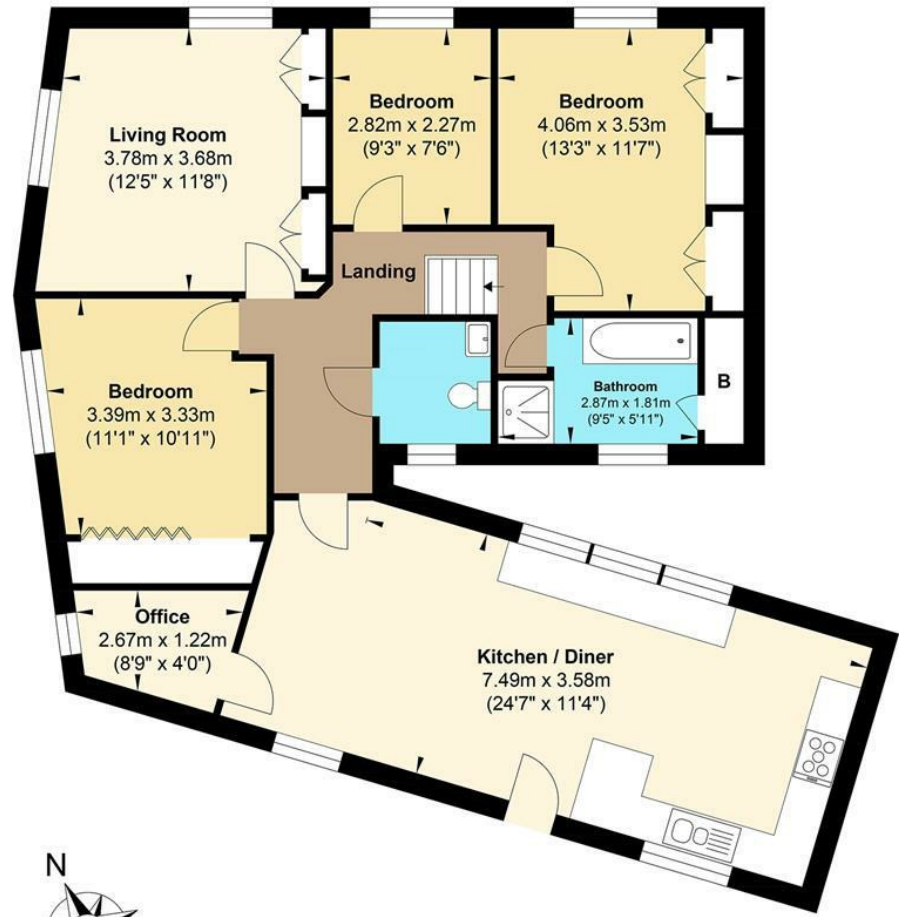
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.





Ground Floor



First Floor

Gross Internal Floor Area : 199.60 m2 ... 2148.20 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

