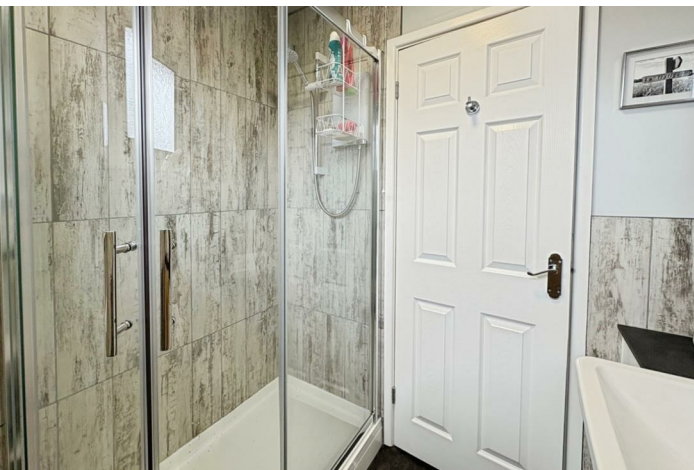


43 Tregurtha View Goldsithney, TR20 9LU







43 Tregurtha View Goldsithney, TR20 9LU

A beautifully presented two bedroom terraced home, located in the heart of the sought after village of Goldsithney. The property is in excellent condition throughout and offers an inviting entrance porch, a comfortable lounge, a modern kitchen, a conservatory/dining room, two double bedrooms, and a contemporary shower room.

Outside, you will find an attractive, enclosed, landscaped garden with Porcelain paving and a useful storage shed. The home also benefits from a single garage situated in a nearby block, featuring a new up and over door and uPVC fascias. Additional residents' parking is available.

The property has been fully renovated within the last four years, including a new kitchen and bathroom. It also features recently installed electric night storage heating and new uPVC double glazed doors and windows.

Goldsithney is a popular village located approximately five miles from Penzance. It offers two public houses, a village store, and convenient access to local primary schools in Marazion and St Hilary. There is also a reliable bus service to Penzance and surrounding areas.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £245,000

Location

Goldsithney is hugely sought after and for good reason. It's an attractive traditional village featuring a pretty, small stone church, post office, near by popular primary school (St. Hillary) and two village pubs both of which serve local ales and good food. There is a village store which is well stocked, much of which is local produce, in addition to gifts and cards. The village has a friendly, established community and is well placed for access to a huge choice of coastal and countryside walks. The sandy beach at Perranuthnoe is a reasonable walk or short drive away and the nearest major town, Penzance, is approximately 5 miles away and well served with day-to-day facilities as well as a railway station. Within easy reach, there is a choice of stunning beaches including the romantic and secluded Prussia Cove and Marazion, home to St Michael's Mount – the castle on the island!

Accommodation

Entrance Porch 5" x 4"

Lounge 14' x 14'

Kitchen 13'10 x 8'8

Conservatory: 12' x 9'10

Upstairs to

Bedroom with built in wardrobe storage 10'7 x 10'5

Bedroom with built in wardrobe storage 9'5 x 7'5

Family Shower room 6'2 x 5'6

Garage

There is one single garage within a block a very short walk from the property.

Parking

There is ample on street parking as well as designated residents communal parking areas.

Outside

To the front there is an area of gravel with a path leading to the front door, to the rear of the house there is a low maintenance garden with porcelain patio area and a useful shed.

Services

Mains Water, Electricity and Drainage. Our client has advised us that super fast broadband is available.





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	56	
(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

The road to the garage is a shared piece of land and is maintained by the twelve residences and maintenance is split 12 ways.

Council Tax Band- B**What3Words**

///shuffle.ironic.editor

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.

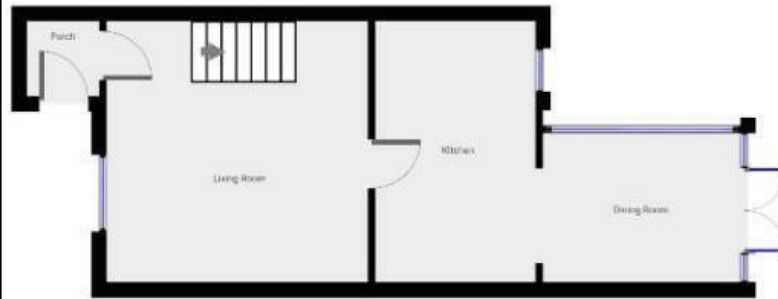
Broadband & Mobile Phone Coverage

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/>



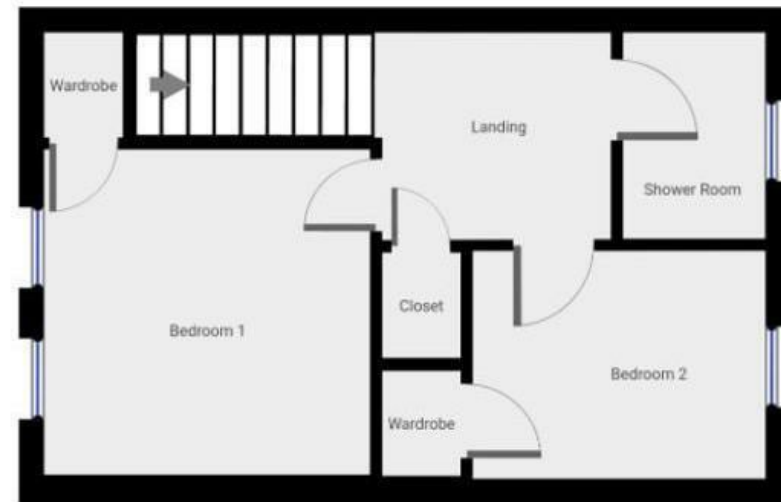
Property Floorplans

Ground Floor



These plans are intended to provide a general guide only and do not constitute any part of a contract. They are produced as a general guide only and do not constitute any part of a contract.

First Floor



ANY KIND: SENEPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.

