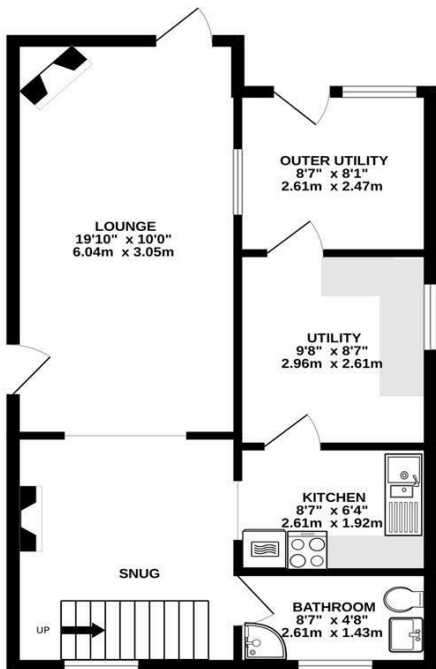
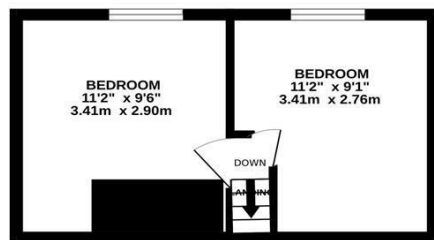


GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Pendeen

£300,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



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Pendeen  
TR19 7SN

£300,000

## KEY FEATURES

- FREEHOLD
- SEMI DETACHED CHARACTER COTTAGE
- TRADITIONAL STONE CONSTRUCTION
- FLAT ROOF ON THE BLOCK BUILT EXTENSION
- PITCHED ROOF ON UTILITY & SUN ROOM
- EPC - F
- GARAGE & PARKING
- SEA VIEWS
- 2 WOOD BURING STOVES
- COUNCIL TAX BAND B

## DIRECTIONS

From Penzance proceed in a westerly direction and take the A3071 toward St. Just. Continue through Newbridge and take a right turn signposted Pendeen. At the crossroads turn left onto the B3306. Jubilee Place is on the right hand side of the road before the turning into Geevor Tin Mine.



*This property has been lovingly restored by the current owner leaving just some cosmetic works to be finished and to the new owner's taste. The cottage is surprisingly spacious with a lounge, snug/dining room, kitchen, utility, outer utility and a shower room on the ground floor. The dining room has stairs that take you to the two bedrooms, both of which have views across fields and out to sea. In addition to the charming features, exposed beams, curved walls, and are 2 cosy wood burners there is also garden, parking and a garage.*

**SERVICES: MAINS ELECTRIC, WATER & DRAINAGE \*\*\* HEATING: ELECTRIC RADIATORS & 2 LOG BURNING STOVES \*\*\* COUNCIL TAX BAND: BAND B \*\*\* TENURE: FREEHOLD**

*The works completed on the property include partial rewiring, installation of 2 log burning stoves, electric radiator in the lounge, new hot water tank, all new PVC sash windows, new kitchen and shower room, additional insulation, lime rendering and landscaping of the garden.*

**MINING: A drilling investigation took place in May 2021. The results read that the property is acceptably free from mining stability risk for a mortgage, purchase or insurance decision to be made.**

