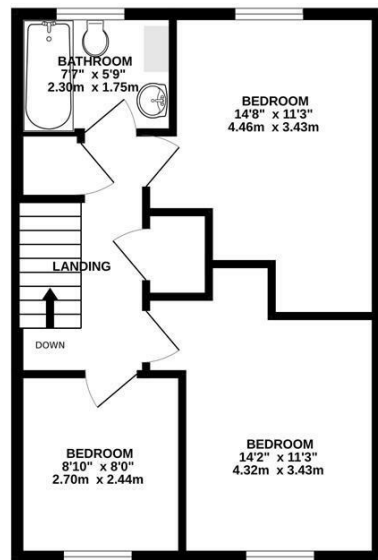
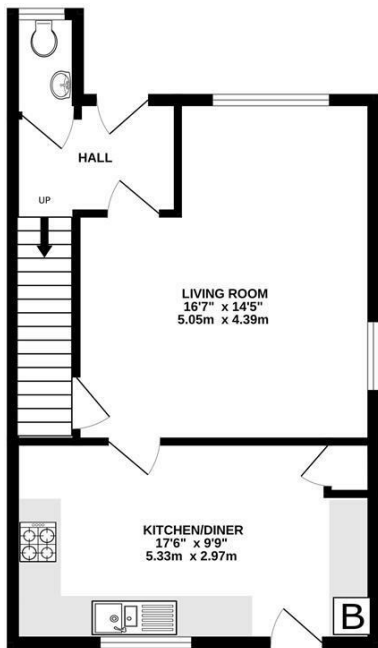


GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 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.  
Made with Metropix 03024



Rosudgeon

£224,000



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



**PRH Estate & Letting Agents**

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Journeys End 2 Westside,  
Rosudgeon  
TR20 9PG

£224,000

## KEY FEATURES

- FREEHOLD
- SEMI DETACHED HOUSE
- WELL PROPORTIONED
- BRIGHT AND SPACIOUS
- GARDENS
- EPC - C
- GARAGE AND PARKING
- MAINS ELECTRIC, WATER, DRAINAGE
- GAS CENTRAL HEATING (Bottled)
- SUBJECT TO A SECTION 106

## DIRECTIONS

From Penzance head in an easterly direction on the A30 and take the A3094 toward Helston. Continue on to the village of Rosudgeon. Journeys End is situated on the left hand side of the road as identified by our 'For Sale' board.



*Situated between two popular towns of both Penzance and Helston is this modern, semi detached house. The well proportioned accommodation comprises of: On the ground floor is an entrance hall, lounge and a kitchen/diner. Whilst on the first floor are 3 bedrooms and the family bathroom. There is garden both front and back of the property, a garage and ample parking.*

*SERVICES: Mains electric, water & drainage \*\*\* HEATING: Gas Central Heating (bottled) \*\*\* COUNCIL TAX: Band B*

*This property has a section 106 agreement in place. This means it has to be sold at 70% of the full market value. The purchaser must fit the eligibility criteria which consist of:*

*A local connection to the area of Perranuthnoe and the need for a 3 bed property.*

- Residency/permanent employment of 16 + hours per week for 3 + years
- OR
- Former residency of 5 + years
- OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support
- OR
- Is a Key Worker within the area (please contact Cornwall Council for details)

*Further details of the section 106 notice are available on request.*

