Porch

Hallway

Lounge
3.91 x 3.32

Kitchen
2.25 x 3.02

Dining Room
3.96 x 3.08

Bedroom 3
2.26 x 2.17 (max)

Bedroom 1
3.93 x 3.35

Landing

Bedroom 2
3.96 x 3.04

Bathroom
2.24x 1.97

All measurements are approximate and for display purposes only

Newlyn

£320,000

PRH Estate & Letting Agents

4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk

7 Gloucester Crescent
Newlyn
TR18 5DR

£320,000

KEY FEATURES

- **FREEHOLD SEMI DETACHED HOUSE**
- **STUNNING SEA VIEWS**
- **WELL PRESENTED FAMILY HOME**
- **3 BEDROOMS, 2 RECEPTION ROOMS**
- **OPEN PLAN LOUNGE/DINING ROOM**
- **EPC - C**
- **GARDENS FRONT & BACK**
- **COUNCIL TAX BAND B**

DIRECTIONS

From Penzance proceed across the promenade to Newlyn. After the bridge at the crosssroads continue straight across onto Chywoone Hill. Just after Newlyn School of Art turn right into Tredavoe Lane taking the second right into Gloucester Crescent. The property is situated on the upper side of the green.

A well presented property situated in an elevated position in the picturesque fishing port of Newlyn. This light and airy family home is arranged over 2 floors. On the ground floor an entrance porch, hall, an open plan lounge and dining room and a kitchen. Whilst on the first floor are 2 double bedrooms, a single bedroom and the bathroom. The sea view from Penzance, Mounts Bay and out to the Lizard is enjoyed from the majority of the rooms. To the front of the property is a mature, landscaped, terraced garden with seating areas. To the rear is an elevated garden that is mostly laid to lawn.

TENURE: Freehold *** SERVICES: Mains Gas, Electric, Water & Drainage *** HEATING: Gas Central Heating *** COUNCIL TAX: Band C

Newlyn has become increasingly popular over recent years. There is a positive vibe and a myriad of modern contemporary eateries, shops and a cinema. This is mixed with old cobbled winding streets oozing with history and a beautiful working fishing port.