



Back House, St Levan, Penzance,
United Kingdom, TR19 6LZ



Marshall's
ESTATE AGENTS









BACK HOUSE, ST LEVAN, PENZANCE, UNITED KINGDOM, TR19 6LZ

£230,000 FREEHOLD

*** SITUATED IN A RURAL HAMLET IN ST LEVAN * CHARACTER END TERRACE COTTAGE ***

*** TWO FIRST FLOOR BEDROOMS * KITCHEN / BREAKFAST ROOM ***

*** LIVING ROOM * REAR COURTYARD ***

*** SIDE LAWN AND PATIO * NO ALLOCATED PARKING * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 53 SQUARE METRES * VIEWING HIGHLY RECOMMENDED ***

Situated in a tranquil rural hamlet within the highly desirable parish of St Levan, this nicely presented two bedroom end terrace cottage offers a rare opportunity to acquire a character home in an idyllic setting. Blending traditional charm with comfortable modern living, properties in this location are rarely brought to the open market, making this an absolute must see.

UPVC DOUBLE GLAZED DOOR TO:

KITCHEN / BREAKFAST ROOM: 15' 7" x 8' 5" (4.75m x 2.57m) Range of base and wall mounted units with electric oven and hob with extractor hood over, single bowl stainless steel sink unit with mixer tap and drainer, breakfast bar, double glazed sash window to the side, double glazed door to the rear.

LIVING ROOM: 13' 6" x 12' 0" (4.11m x 3.66m) Double glazed door and sash window to the rear, cupboard housing the electric meter, electric panel heater, stairs rising.

FIRST FLOOR LANDING: UPVC double glazed window to the rear. Doors to:

BEDROOM ONE: 13' 10" x 7' 11" (4.22m x 2.41m) Double glazed sash windows to the front and rear, electric fan heater, built in recess with hanging space and shelf over, access to the loft.

BEDROOM TWO: 9' 0" x 6' 3" (2.74m x 1.91m) Double glazed sash window to the front, built in recess with hanging space and shelf over.

SHOWER ROOM: 7' 3" x 5' 7" (2.21m x 1.70m) Glazed shower cubicle with sliding doors and electric shower, low level w.c., pedestal wash hand basin with vanity unit over, electric heater, extractor fan, double glazed window to the rear.

OUTSIDE: To the side of the property there is a raised patio area and an area laid to lawn with low granite wall to one side, to the rear there is a courtyard area with useful storage shed and fence to the rear and side.

SERVICES: Mains electricity, septic tank drainage and private water?

AGENTS NOTE: The property is constructed of a mixture of granite and block under a slate tiled roof. We checked the phone signal with EE which was poor. We understand from Openreach.com that Standard Broadband (ADSL) should be available to the property. There is an element of flying freehold with the property, we would recommend checking with your mortgage provider whether the property is suitable for mortgage purposes.

DIRECTIONAL NOTE: Via What3Words: ///growl.renew.superhero

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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