



3 Quarry Gardens, Tredarvah,
Penzance, Cornwall, TR18 4JU









3 QUARRY GARDENS, TREDARVAH, PENZANCE, CORNWALL, TR18 4JU

£200,000 FREEHOLD

- * LOUNGE/DINING ROOM * KITCHEN * SHOWER ROOM *
- * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING *
- * SOUTH FACING GARDEN * PRIME RESIDENTIAL AREA *
- * RESIDENTS PARKING * CONVENIENT LOCATION *
- * NO ONWARD CHAIN * EPC = D * COUNCIL TAX BAND = C *
- * APPROXIMATELY 55 SQUARE METRES *

A nicely presented ground floor two bedroom flat with gardens and allocated parking, situated on the outskirts of Penzance and enjoying sea views from both the lounge and the main bedroom. The accommodation comprises of lounge/dining room, kitchen, two double bedrooms and shower room. There is a garden to the front for the sole use of this flat, communal gardens and drying space to the rear and an allocated parking space. The property is double glazed and gas centrally heated, offered for sale with no onward chain and due to the location we recommend an early viewing.

Glazed door into:

COMMUNAL HALLWAY: Further glazed door to the rear onto the communal garden and drying areas. Door to flat.

ENTRANCE HALL: Laminate flooring, built in cupboard, door and internal window into:

LOUNGE/DINING ROOM: 15' 0" x 11' 6" (4.57m x 3.51m) Double glazed picture window and door to front with views across Mount's Bay towards Newlyn and Mousehole, radiator, laminated wood floor.

BEDROOM ONE: 12' 3" x 12' 0" (3.73m x 3.66m) Radiator, double glazed picture windows to front with aforementioned views, built in wardrobe.

BEDROOM TWO: 9' 5" x 9' 0" (2.87m x 2.74m) Double glazed window to rear, laminate wood floor, built in wardrobe, radiator.

SHOWER ROOM: Double glazed window to rear, radiator, partially tiled walls, mains shower cubicle, pedestal wash hand basin, WC, shaver point.

KITCHEN: 8' 1" x 6' 9" (2.46m x 2.06m) Double glazed window to rear, one and a half bowl stainless steel sink unit, base and wall units with worksurfaces and tiling over, gas cooker point, plumbing for washing machine, space for fridge, wall mounted gas combination boiler.

OUTSIDE: To the front is south facing front garden belonging to the flat with an area laid to patio and established shrubs and plants enjoying the views over Mounts Bay and beyond. There is residents parking area to the front and communal gardens and drying area to the rear.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///sitting.elders.havens](https://www.what3words.com/sitting.elders.havens)

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of block under a concrete tiled roof.

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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