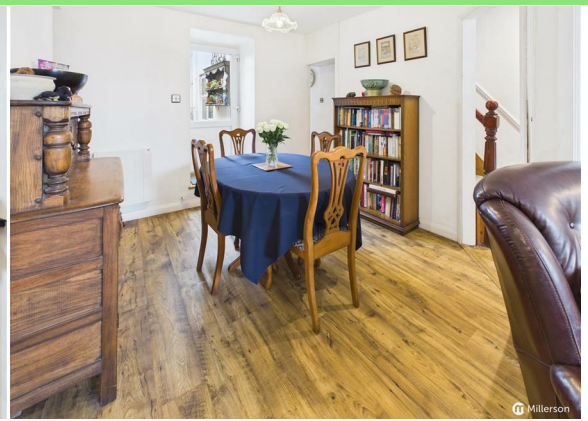
# Beach Terrace
# Long Rock
# Penzance
# TR20 8JE

## Offers In The Region Of £210,000

- CHARACTERFUL END-TERRACED HOME ARRANGED OVER THREE FLOORS
- ATTRACTIVE OPEN-PLAN LOUNGE/DINING ROOM WITH PERIOD-STYLE FIREPLACE
- RECENTLY REFITTED GALLEY KITCHEN
- THREE BEDROOMS WITH FLEXIBLE ACCOMMODATION
- TOP-FLOOR BEDROOM WITH EXPOSED BEAMS & VIEWS TOWARDS ST MICHAEL'S MOUNT
- REAR COURTYARD PROVIDING A PRIVATE OUTDOOR SPACE
- NUMEROUS IMPROVEMENTS ALREADY UNDERTAKEN BY THE CURRENT OWNERS
- EXCITING SCOPE TO COMPLETE & PERSONALISE TO YOUR OWN TASTE
- IDEAL FIRST-TIME BUY IN A POPULAR VILLAGE CLOSE TO THE BEACH
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 800.00 sq ft

3

1

2

F28

## PROPERTY DESCRIPTION

This characterful end-terraced house is arranged over three floors and offers an exciting opportunity to create a lovely home in this popular village, close to the beach. The accommodation includes an open-plan lounge/dining room, with the lounge featuring a period-style bioethanol fireplace and wooden flooring, while doors from the dining area open out to the rear courtyard. A recently refitted galley kitchen provides a smart and practical addition to the ground floor. On the first floor are two bedrooms and a shower room, with the second bedroom currently utilised as a useful store room. The third bedroom occupies the top floor and enjoys an attractive exposed beamed ceiling, together with a Velux roof light offering side views towards St Michael's Mount. The current owners have undertaken a number of improvements since taking ownership, including a new kitchen, new electric heating and a new hot water cylinder, while gas has also been brought to the property and pipework installed. There remains scope for further finishing and personalisation, including some internal doors, skirtings and decoration. The owners have a carpet and electric heater available for Bedroom 2, and have also purchased a brand new bathroom suite and tiles, which are available by separate negotiation. With much of the groundwork already undertaken, this property offers an excellent opportunity for a first-time buyer to complete the remaining works and make it their own, all within a popular village location close to the beach.

## LOCATION

Long Rock is a popular coastal village occupying a lovely position on the shores of Mount’s Bay, conveniently situated between the seaside town of Marazion and the historic market town of Penzance. The village has a good range of everyday amenities including a village shop and Post Office, public houses and playing field, together with a number of local businesses and services. The village is particularly well placed for those who enjoy the outdoors, with Long Rock Beach stretching along the shoreline towards Marazion and offering wonderful views across Mount’s Bay to St Michael’s Mount. The beach is a mixture of sand and shingle and is popular with walkers, families, swimmers, paddleboarders and windsurfers, with the level South West Coast Path and sea wall providing a particularly enjoyable route along the bay. Marazion, just a short distance away, offers a further selection of cafés, restaurants, galleries and independent shops, as well as its beautiful sandy beach and iconic St Michael’s Mount, while Penzance provides a wider range of shopping, leisure, educational and transport facilities. The nearby Marazion Marsh nature reserve also provides an attractive setting for enjoying the local wildlife and countryside, making Long Rock an appealing base for both permanent living and enjoying the Cornish coast.

## ENTRANCE HALL

Mosaic tiled entrance. Wooden flooring. Stairs to first floor. Door into....

## OPEN PLAN LOUNGE/DINING ROOM

### LOUNGE AREA

Double glazed window to front with shutters. Period cast iron style bioethanol fireplace with hearth and recesses to either side. Wall mounted electric heater. Wooden flooring. Opening into....

### DINING AREA

UPVC half glazed door to rear courtyard. Two recess alcoves. Wall mounted electric heater. Wooden flooring. Doorway through to....

### GALLEY KITCHEN

UPVC double glazed window overlooking courtyard. Further obscure UPVC double glazed window to rear. Fitted with a range of wooden, wall, base and drawer units with quartz work surfaces over. Inset one and a half sink unit and drainer with mixer tap over. Inset electric hob with oven below. Integrated fridge/freezer, microwave and washing machine. Understairs storage cupboard. Wooden floor.

## FIRST FLOOR

### LANDING

Access to bedrooms and shower room. Stairs to second floor. Electric wall heater.

### SHOWER ROOM

Obscure double glazed windows to side. Shower cubicle housing electric shower. Pedestal wash hand basin and low level WC. Wooden flooring. Hot water tank (Not boxed in).

### BEDROOM 1

UPVC double glazed window to front with shutters. Electric wall heater.

### BEDROOM 2

Currently used as a storage room, with UPVC double glazed window to the rear and wooden flooring. The vendors also have an electric wall heater and carpet available for the room, should the new owner wish to use it as additional living accommodation.

## SECOND FLOOR

### HALF LANDING

With two eaves storage cupboards.

### BEDROOM 3

Vaulted ceiling. UPVC double glazed window to front. Velux roof light to rear with sea views towards St Michaels Mount. Storage cupboard plus eaves storage. Wall mounted electric heater.

## OUTSIDE

FRONT - The property is approached over a paved pathway and features an attractive granite façade, typical of the area, with stone detailing around the windows and door. A low wall encloses the small front garden, which is planted with a selection of mature grasses and shrubs, creating a welcoming approach to the property. A pathway alongside the house provides access towards the rear courtyard. REAR - Small enclosed courtyard with timber garden shed and pedestrian gate to service lane.

## SERVICES

Mains Water, Electricity and Drainage. Gas to front door and internal pipework installed.

## DIRECTIONS

Follow the A30 from Hayle towards Penzance. At the Newtown roundabout, take the third exit signposted for Long Rock. At the mini roundabout, take the second exit into the village. Continue past the Post Office on the left, with the access road to Beach Terrace immediately afterwards on the left-hand side.

## MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: B
EPC rating: F
The building
End-terrace house, standard construction
3 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three ok, EE ok
Parking: On Street
Not in a controlled parking zone
No disabled parking available
Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL66082):
- The owner cannot sell or transfer the property without the written permission of the mortgage lender, HSBC UK Bank PLC. This is a routine requirement to ensure the lender's loan is paid back when the property changes hands.
Coastal erosion risk: yes
Non-coal mining area: yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approximate total area(1)

800 ft²

74.2 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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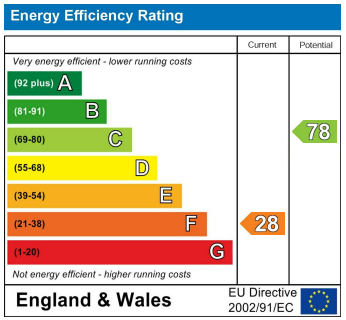


## Needing To Sell?

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