

HUNTERS[®]

HERE TO GET *you* THERE



Chywoone Avenue

Newlyn, Penzance, TR18 5NH

Offers Over £152,500





Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Hunters Estate Agents are delighted to showcase this beautifully presented one-bedroom apartment, perfectly positioned to enjoy far-reaching views across Newlyn and towards the picturesque waters of Mount's Bay. The accommodation briefly comprises a dual-aspect bedroom with built-in storage, a spacious lounge/dining room, a well-appointed kitchen, and a shower room. Benefiting from double glazing and gas central heating, this charming property is sure to appeal to a wide range of buyers. Outside, a fabulous, raised decked terrace provides the perfect spot to relax, unwind, and take in the outlook. There is also a graveled garden area with a generously sized shed, offering useful storage and additional outdoor space. A great property? Tick. Fantastic outdoor space? Tick. And the location? Just over a ten-minute walk from Newlyn's vibrant harbour, popular cafés, and renowned eateries, placing the very best of this thriving coastal community right on your doorstep. Unrestricted on-street parking on the street.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.