



**Clifton Terrace**  
**Penzance, TR18 5HY**

Guide Price £290,000

**GAO**  
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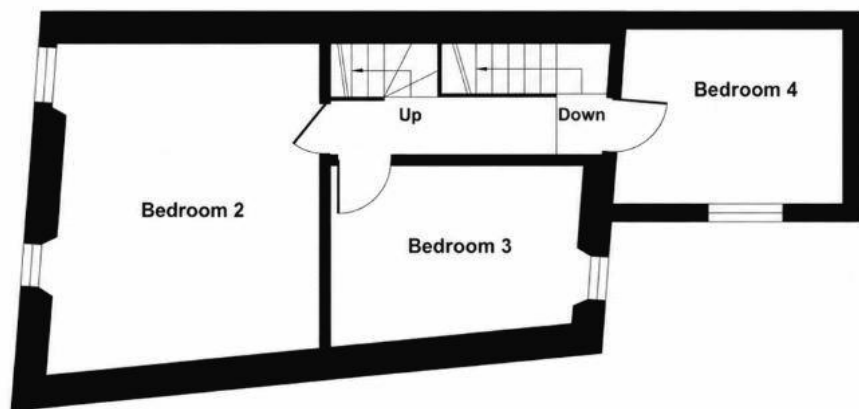


## MAIN FEATURES:

- Well Presented End of Terrace House Arranged over Three Floors
- Modern Fitted Kitchen/Breakfast Room
- Good Size Lounge/Diner
- Ground Floor Bathroom/WC
- Three First Floor Bedrooms
- Second Floor Master Bedroom
- Low Maintenance Garden

An excellent investment opportunity to acquire this well-presented end-of-terrace house, arranged over three spacious floors and offered exclusively to landlords with a paying tenant already in situ. The accommodation comprises a modern fitted kitchen/breakfast room, providing a practical and stylish space for everyday living, alongside a generously sized lounge/diner ideal for relaxing and entertaining. The ground floor also benefits from a family bathroom/WC. On the first floor are three well-proportioned bedrooms, while the second floor is dedicated to a spacious master bedroom, offering privacy and versatility. Externally, the property enjoys a low-maintenance garden, perfect for tenants seeking outdoor space without the burden of extensive upkeep.

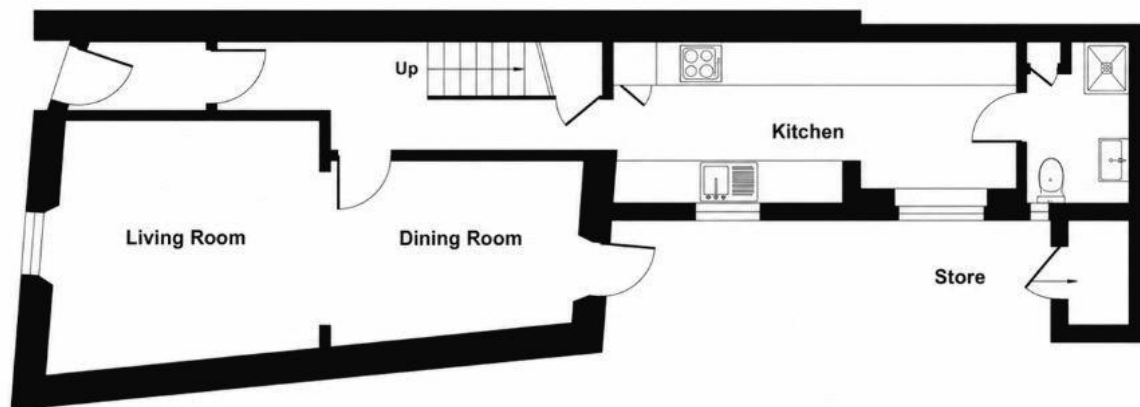
Situated in the heart of Newlyn, one of Cornwall's most sought-after coastal communities, the property is within easy reach of the picturesque harbour, independent cafés, galleries, restaurants and local amenities. Newlyn is renowned for its rich maritime heritage, thriving arts scene and stunning coastal walks. Nearby Penzance provides excellent transport links, including mainline rail services to London, making the area attractive to both local and long-term tenants. A ready-made investment in a desirable location, offering immediate rental income from day one.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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