



The Haven, 1 Chapel Row,
Tredavoe, Penzance, Cornwall,
TR20 8TN







THE HAVEN, 1 CHAPEL ROW, TREDAVOE, PENZANCE, CORNWALL, TR20 8TN

£190,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * KITCHEN * GROUND FLOOR SHOWER ROOM ***

*** PERIOD FEATURES * UPVC DOUBLE GLAZING * IDEAL FAMILY HOME OR FIRST TIME BUY ***

*** SOUGHT AFTER VILLAGE LOCATION * ON STREET PARKING ***

*** LARGE LAWNED COMMUNAL GARDENS * CLOSE TO OPEN COUNTRY SIDE ***

*** SHORT DRIVE TO PENZANCE * EXCELLENT OPPORTUNITY ***

*** VIEWING RECOMMENDED * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 49 SQUARE METRES ***

Ideal opportunity for a young family or first time buyer to acquire a charming two bedroom end of terrace cottage, located in the popular village of Tredavoe. The property has well proportioned living accommodation which really needs to be viewed internally to appreciate to the full.

A particularly attractive feature are the communal gardens to the rear, which are shared with the other cottages in the terrace, being of a good size with large lawned area and storage. Tredavoe is a popular village on the outskirts of Newlyn and only a short drive from the main town of Penzance. Due to the popularity of properties such as this we recommend an early appointment.

Entrance door to:

LIVING ROOM: 12' 3" x 11' 3" (3.73m x 3.43m) Beamed ceiling, UPVC double glazed window.

KITCHEN: 12' 3" x 8' 0" (3.73m x 2.44m) Stainless steel inset single drainer sink unit with cupboards below, worksurfaces and power points, wall and base units, built in oven and four ring hob, understairs area, night storage radiator.

REAR LOBBY: With door to gardens.

SHOWER ROOM: White suite comprising semi circular shower cubicle, pedestal wash hand basin, low level WC, fully tiled walls and floor. UPVC double glazed window, chrome towel rail.

Stairs from living room to:

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 2" x 9' 8" (3.71m x 2.95m) UPVC double glazed window.

BEDROOM TWO: 9' 10" x 9' 7" (3.00m x 2.92m) UPVC double glazed window, built in cupboard.

OUTSIDE: To the front of the property is a small courtyard area. To the rear, there is a large lawned communal gardens shared with three other cottages and your own coal bunker/wood store.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///occur.stacks.curbed](https://www.what3words.com/occur.stacks.curbed)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is constructed of granite under a slate 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



www.marshallspz.co.uk