



Marshall's

ESTATE AGENTS

3 Farmers Court, Crowlas, Penzance,
Cornwall, TR20 8EN







3 FARMERS COURT, CROWLAS, PENZANCE, CORNWALL, TR20 8EN

£230,000 FREEHOLD

*** THREE BEDROOM MID TERRACE HOUSE * UPVC DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * LOW MAINTENANCE GARDENS ***

*** POPULAR VILLAGE LOCATION * RESIDENTS PARKING AND GARAGE ***

*** EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 73 SQUARE METRES ***

A beautifully presented three bedroom terraced house with double glazing and gas central heating with front and rear gardens and garage, situated in the popular village of Crowlas with all its amenities, such as Post Office, public house and giving direct access onto the A30.

UPVC double glazed door into:

ENTRANCE PORCH: Vinyl flooring, cloaks hanging space, wooden part glazed door into:

LOUNGE: 15' 6" x 14' 3" (4.72m x 4.34m) UPVC double glazed window to front, stairs rising to first floor with cupboard under, vinyl flooring, radiator, part glazed door giving access to:

DINING ROOM: 10' 5" x 7' 6" (3.17m x 2.29m) UPVC double glazed patio doors to rear, giving access to enclosed courtyard garden, radiator. Dining room opens into the:

KITCHEN: 10' 5" x 7' 4" (3.17m x 2.24m) UPVC double glazed window to rear, base and wall mounted cupboards with roll top worksurfaces and complementary tiling over, stainless steel sink unit, gas hob with extractor fan over, space for washing machine, integral fridge/freezer, electric oven and microwave.

FIRST FLOOR LANDING: Loft access, shelved airing cupboard, doors to:

BEDROOM ONE: 11' 5" x 8' 3" (3.48m x 2.51m) UPVC double glazed window to front, built in cupboard, radiator.

BEDROOM TWO: 8' 0" x 6' 9" (2.44m x 2.06m) UPVC double glazed window to front, over stairs storage cupboard.

BEDROOM THREE: 10' 4" x 7' 11" (3.15m x 2.41m) UPVC double glazed window to rear, built in cupboard, radiator.

SHOWER ROOM: Obscure double glazed window to rear, double shower cubicle with mains fed shower, tiled surround, vanity mounted wash hand basin, WC, cupboard housing gas combination boiler, wall mounted heated towel rail.

OUTSIDE: Pathway from the parking leads to the front of the property with a small gravelled front garden. The rear is fully enclosed patio, paved courtyard garden with surrounding timber fencing along with tiered gravelled seating area, outside tap. Garage and parking area can be found to the approach of the property and is jointly owned by the residents of Farmers Court. This area is run by the Farmers Court Management Company.

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

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///twee.disposing.upgrading

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