



Marshall's
ESTATE AGENTS



Elsa's Cottage, 2 Trunglemoor Cottages,
Trungle, Penzance, Cornwall, TR19 6UF







ELSA'S COTTAGE, 2 TRUNGLEMOOR COTTAGES, TRUNGLE, PENZANCE, CORNWALL, TR19 6UF

£275,000 "GOOD" LEASEHOLD

*** THREE BEDROOMS * KITCHEN/DINING ROOM * LIVING ROOM ***

*** MANY PERIOD FEATURES * TWO INGLENOOK FIREPLACES ***

*** UPVC DOUBLE GLAZED WINDOWS ***

*** GOOD DECORATIVE ORDER THROUGHOUT * MUCH CHARM AND CHARACTER ***

*** IDEAL FAMILY OR HOLIDAY HOME ***

*** MAJORITY OF FIXTURES AND FITTINGS AVAILABLE BY SEPARATE NEGOTIATION ***

*** SMALL SITTING AREA TO THE REAR AND OWN STORAGE CUPBOARD ***

*** CENTRAL VILLAGE LOCATION * CLOSE TO MOUSEHOLE ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = B * APPROXIMATELY 77 SQUARE METRES ***

A chance to acquire an extremely well presented three bedroom terraced character cottage, located in a quiet residential area within the centre of the popular village of Paul.

The property has been well maintained by the present vendors and is therefore offered for sale in good decorative order throughout and really needs to be viewed internally to appreciate to the full.

Elsa's Cottage has much charm and character throughout and would make an ideal family or holiday home. The current vendors have successfully let the property, and most fixtures and fittings can be made available by separate negotiation, if someone wishes to continue in the same vein. Paul is a popular village on the outskirts of Newlyn and a short walk down into the picturesque fishing village of Mousehole. Due to the popularity of properties such as this we recommend an early appointment.

Stable door to:

KITCHEN/DINER: 16' 0" x 12' 0" (4.88m x 3.66m) Inset single drainer sink unit with cupboards below, extensive range of bespoke wall and base units, built in oven, microwave, four ring hob and extractor hood, beamed ceiling, integrated dishwasher, impressive granite inglenook fireplace with log burner, worksurfaces and power points, UPVC double glazed sliding sash window, tiled flooring, plumbing for washing machine, window seat, individually thermostatically controlled radiator.

LIVING ROOM: 15' 9" x 11' 10" (4.80m x 3.61m) Impressive granite fireplace with log burner, built in cupboards, TV point, beamed ceiling, window seat, tiled flooring, individually thermostatically controlled radiator, door to outside.

Stairs from kitchen/dining room to:

FIRST FLOOR LANDING: Access to roof space.

BEDROOM ONE: 12' 1" x 9' 0" plus recess (3.68m x 2.74m) UPVC double glazed sliding sash window, TV point, wardrobes (to remain), individually thermostatically controlled radiator.

BEDROOM TWO: 12' 0" x 8' 10" (3.66m x 2.69m) UPVC double glazed sliding sash window, wardrobe (to remain), individually thermostatically controlled radiator.

BEDROOM THREE: 9' 4" x 7' 1" (2.84m x 2.16m) UPVC sliding sash window, individually thermostatically controlled radiator.

BATHROOM: White suite comprising panelled bath with chrome mixer tap shower attachment, low level WC, vanity unit, wash hand basin with cupboards below, UPVC double glazed sliding sash window, built in airing cupboard housing hot water cylinder, chrome towel rail.

OUTSIDE: Small sitting area to the rear of the property and own storage shed.

SERVICES: Mains water, electricity, and drainage.

DIRECTIONS: Via "What3Words" app: ///dispensed.folders.occupiers

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 Vodafone which was intermittent. The property is built of granite under a tiled roof.

LEASE: 999 lease created approximately 150 years ago. Please note that this lease is known as a "Good Leasehold", as effectively it is a freehold property in all but title. There is no landlord's rent to pay.

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



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