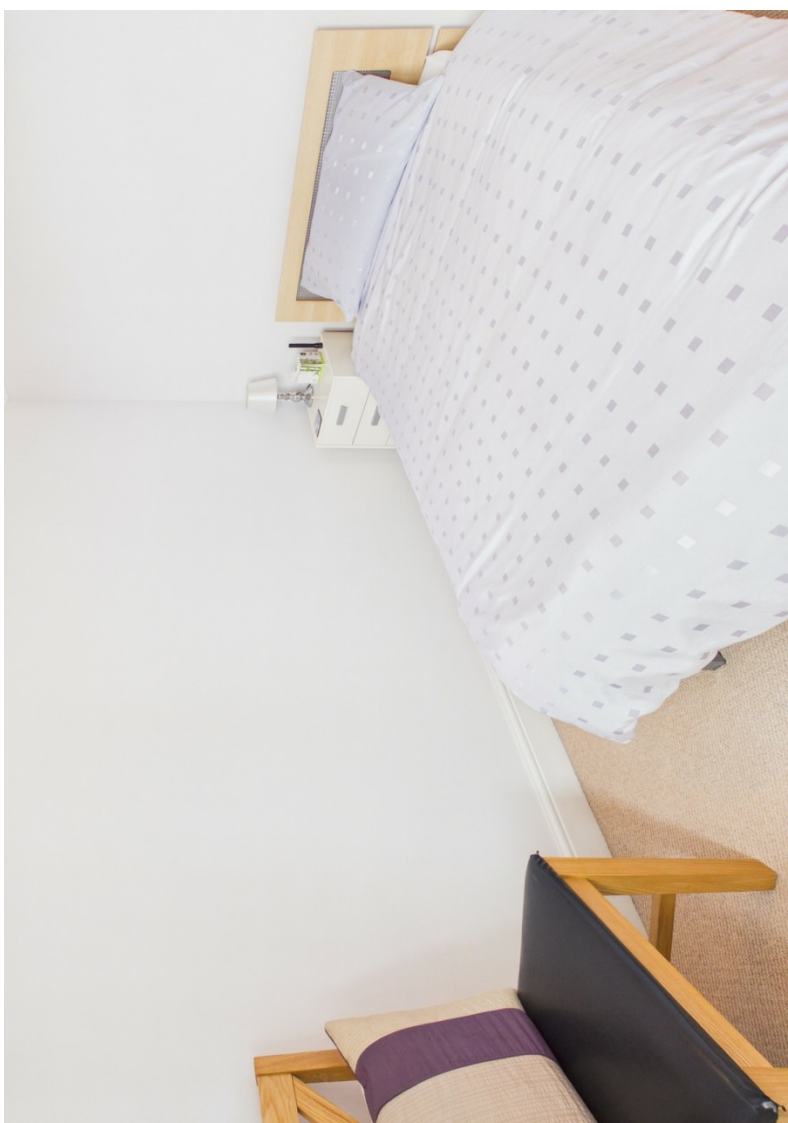




2 Hillside Gardens, Trewellard,  
Pendeen, Penzance, TR19 7SD









**2 HILLSIDE GARDENS, TREWELLARD, PENDEEN, PENZANCE, TR19 7SD**

**£375,000 FREEHOLD**

**\* FOUR BEDROOMS (ONE ENSUITE) \* 20FT LOUNGE \* 20FT KITCHEN / DINING ROOM \***

**\* STUDY / BEDROOM FIVE \* CLOAKROOM \* BATHROOM \***

**\* UTILITY ROOM \* OFF ROAD PARKING FOR 2/3 VEHICLES \***

**\* ENCLOSED GARDENS \* SEA VIEWS \* DOUBLE GLAZING \* OIL CENTRAL HEATING \***

**\* EPC = D \* COUNCIL TAX BAND = D \* APPROXIMATELY 118 SQUARE METRES \***

A spacious, well presented four/five bedroom semi detached granite fronted residence with lovely sea views to the Isles of Scilly in a popular village location on Cornwall's rugged north coast. Internally, the accommodation is spacious and very well proportioned with a good size living room, well equipped kitchen, ground floor study/bedroom five which could be used in conjunction with the adjoining utility room to provide a small annex for a dependent family member. On the first floor are four good size bedrooms, bathroom and lovely views across the sea to the Isles of Scilly. Externally, the property has off road parking and easy to maintain private gardens which are perfect for alfresco dining. Situated close to the centre of this very popular north coast village and amenities, the property also has excellent local transport links to nearby St Just and the world heritage site of Levant mine is within easy walking distance.

Door to:

**ENTRANCE VESTIBULE:** Door and panels to:

**ENTRANCE HALL:** With radiator, staircase rising.

**LOUNGE:** 20' 2" x 11' 6" (6.15m x 3.51m) French doors to the garden, two radiators, window to the front.

**KITCHEN / DINING ROOM:** 20' 5" x 11' 6" (6.22m x 3.51m) Two radiators, an excellent range of built in units with built in oven and hob, integrated dishwasher and fridge, wall mounted cupboards, integral ceiling lights, recess with shelving, double glazed window to the front.

**CLOAKROOM:** Low level w.c., pedestal wash hand basin with tiled splashback.

**STUDY / BEDROOM FIVE:** 9' 8" x 8' 6" (2.95m x 2.59m) Radiator, double glazed window to the rear.

**UTILITY ROOM:** 9' 9" x 6' 6" (2.97m x 1.98m) Stainless steel sink unit with adjoining work surface, plumbing for washing machine, window and door to outside.

**FIRST FLOOR:**

**LARGE LANDING:** 10' 0" x 9' 8" (3.05m x 2.95m) Built in airing and storage cupboard, balustrade, access to the loft, window to the rear with lovely sea views.

**BATHROOM:** 9' 0" x 5' 5" (2.74m x 1.65m) Panelled bath with hand grips and shower over, pedestal wash hand basin, low level w.c., complementary wall tiling, radiator, integral ceiling lights.

**BEDROOM ONE:** 11' 6" x 11' 6" narrowing to 9' 0" (3.51m x 3.51m - 2.74m) Double glazed window to the front, radiator, wardrobe recess.

**ENSUITE SHOWER:** Shower cubicle, low level w.c., pedestal wash hand basin, radiator.

**BEDROOM TWO:** 11' 6" x 9' 7" (3.51m x 2.92m) Radiator, double glazed window to the front.

**BEDROOM THREE:** 10' 3" x 8' 6" (3.12m x 2.59m) With radiator, double glazed window to the rear with views across to the islands.

**BEDROOM FOUR:** 9' 8" x 8' 2" (2.95m x 2.49m) Double glazed window to the rear with sea views, radiator.

**OUTSIDE:** To the front of the property there is a low granite stone wall with adjoining hardstanding offering parking for several vehicles. Access to the side through gates to the garden area which is level and features a decked area, oil tank, fenced surround perfect for alfresco dining, wooden shed.

**DIRECTIONAL NOTE:** Via "What3Words" app: ///diamond.ing.issues

**SERVICES:** Mains water, electricity and drainage. Oil fired central heating.

**AGENTS NOTES:** 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 built of granite under a tiled 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  
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Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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