



3 Franwill Cottages, Church Street,
Newlyn, Cornwall, TR18 5JX



Marshall's
ESTATE AGENTS

ALL
AT
SEA

gone for
RETAIL THERAPY







3 FRANWILL COTTAGES, CHURCH STREET, NEWLYN, CORNWALL, TR18 5JX

£200,000 FREEHOLD

*** DOUBLE BEDROOM * LIVING ROOM/DINING ROOM * KITCHEN * SHOWER ROOM ***

*** MANY PERIOD FEATURES * GOOD ORDER * SMALL COURTYARD ***

*** SEA VIEWS FROM THE FIRST FLOOR TOWARDS MOUNT'S BAY ***

*** QUIET TRAFFIC FREE LOCATION * CENTRAL POSITION ***

*** CONVENIENT FOR MOST AMENITIES * CONSERVATION AREA ***

*** IDEAL FIRST TIME BUYER, INVESTMENT OR HOLIDAY HOME ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = F * COUNCIL TAX BAND = A * APPROXIMATELY 39 SQUARE METRES ***

A chance to acquire a charming one bedroom terrace cottage, located in a quiet, traffic free location within the centre of Newlyn and therefore conveniently placed for most amenities. The property has well proportioned living accommodation with much charm and character throughout, making an ideal first time buying, investment or holiday home. Franwill Cottages is a small pedestrian area of Newlyn, although just across the way from St Peter's carpark and within close walking distance of most amenities. 3 Franwill Cottages is certainly a good example of a former fisherman's cottage and we recommend an early appointment.

Double glazed stable entrance door to:

LIVING ROOM: 16' 3" x 11' 4" (4.95m x 3.45m) Exposed granite fireplace with log burner set on a slate hearth, exposed floorboards, beamed ceiling, TV point, understairs storage cupboard, double glazed sliding sash window to front, electric radiator.

KITCHEN: 7' 5" x 6' 0" (2.26m x 1.83m) Stainless steel inset single drainer sink unit with cupboards below, wall and base units, worksurfaces, plumbing for washing machine, tiled flooring, door to courtyard.

Stairs from living room to:

FIRST FLOOR BEDROOM: 14' 0" x 11' 3" (4.27m x 3.43m) Exposed granite fireplace, exposed floorboards, double glazing sliding sash window to front with sea views over Mount's Bay, access to roof space.

SHOWER ROOM: White suite comprising shower cubicle, pedestal wash hand basin, low level WC, exposed floorboards, double glazed sliding sash window.

OUTSIDE: To the rear of the property is an enclosed courtyard with a storage area and rear pedestrian access. To the front of the property is a walkway which leads to a footpath down to the village and easy access to St Peter's Hill carpark.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///biggier.aliens.dent](https://www.what3words.com/#!/biggier.aliens.dent)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile signal for Vodafone which was good. The property is constructed 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



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