



15 Faugan Road, Newlyn, Newlyn
Penzance, Cornwall, TR18 5DH



Marshall's

ESTATE AGENTS







15 FAUGAN ROAD, NEWLYN, NEWLYN PENZANCE, CORNWALL, TR18 5DH

£300,000 FREEHOLD

*** TWO/THREE BEDROOMS * LOUNGE * KITCHEN * CONSERVATORY ***

*** GROUND FLOOR BATHROOM * TWO DOUBLE BEDROOMS ***

*** SEA VIEWS * CORNER GARDENS * GARAGE ON BLOCK ***

*** DOUBLE GLAZED * GAS CENTRAL HEATING ***

*** EPC = C * COUNCIL TAX BAND = C * APPROXIMATELY 85 SQUARE METRES ***

An end of terrace two/three bedroom dormer bungalow with corner gardens and garage on block, situated in an elevated position above the fishing village of Newlyn and enjoying both rural and stunning sea views towards St Michael's Mount. The accommodation comprises of third bedroom/dining room, lounge, kitchen, conservatory and family bathroom on the ground floor. There are two double bedrooms on the first floor, of which the main bedroom enjoys the aforementioned views. Gardens to three sides of the property, all enclosed by high level hedging and block wall with areas laid to patio and wooden shed with power and light. There is a garage in a block nearby and the bungalow is double glazed, gas centrally heated and would make an ideal family home.

UPVC double glazed door into:

PORCH: Double glazed to three sides with tiled floor, double glazed door into:

HALLWAY: Radiator, stairs rising, two built in cupboards, one housing gas combination boiler, doors to:

DINING ROOM/BEDROOM THREE: 10' 3" x 9' 9" (3.12m x 2.97m) Double glazed picture window to front enjoying sea views, radiator.

LOUNGE: 13' 8" x 9' 8" (4.17m x 2.95m) Double glazed picture window to rear, radiator.

BATHROOM: Double glazed window to front, wash hand basin, WC, bath, radiator, tiled floor and walls.

KITCHEN: 9' 3" x 9' 2" (2.82m x 2.79m) Radiator, tiled floor, range of base and wall units, roll top worksurfaces and tiling over, gas cooker point, plumbing for washing machine, space for tumble dryer and undercounter fridge, single drainer stainless steel sink unit, double glazed window and door to:

SUN ROOM/CONSERVATORY: 8' 9" x 6' 8" (2.67m x 2.03m) Double glazed window to three sides, tiled floor, double glazed door to rear garden.

FIRST FLOOR LANDING: Double glazed window to side, cupboard into eave space, doors to:

BEDROOM ONE: 13' 11" x 9' 1" (4.24m x 2.77m) Double glazed window to front with the aforementioned views, radiator, built in cupboard and further range of built in wardrobes to one wall.

BEDROOM TWO: 12' 5" x 8' 2" (3.78m x 2.49m) Double glazed window to rear, radiator, built in wardrobe.

OUTSIDE: To the front of the property is a lawned garden, gateway to fully enclosed side garden, which again is laid to lawn with patio area, this in turn leads to the rear garden, which again is laid to lawn with two areas of patio with wooden shed with power and light.

GARAGE: In a block, up and over white door, left hand side of the block of three.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "Waht3Words" app: [///reflected.trash.november](http://reflected.trash.november)

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 built of block under a concrete 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
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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