



7 Fore Street, Goldsithney,  
Penzance, Cornwall, TR20 9HD









**7 FORE STREET, GOLDSITHNEY, PENZANCE, CORNWALL, TR20 9HD**

**£335,000 FREEHOLD**

- \* THREE BEDROOMS \* LIVING ROOM \* DINING ROOM \***
- \* KITCHEN/BREAKFAST ROOM \* STUDY \***
- \* UTILITY ROOM \* DOWNSTAIRS CLOAKROOM \***
- \* OIL FIRED CENTRAL HEATING \* DOUBLE AND TRIPLE GLAZING \***
- \* GOOD DECORATIVE ORDER THROUGHOUT \* IDEAL FAMILY HOME \***
- \* CENTRAL VILAGE LOCATION \* ENCLOSED REAR COURTYARD STYLE GARDEN \***
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* EPC = D \* COUNCIL TAX BAND = C \* APPROXIMATELY 95 SQUARE METRES \***
- \* POTENTIAL PARKING FOR A SMALL CAR (SEE N.B.) \***

An extremely well presented three bedroom end of terrace character cottage, located in the centre of this popular village and therefore within close proximity of most amenities. The property has spacious accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. The property lends itself to a family home with an enclosed terrace garden to the rear, also being within the catchment area of the renowned St Hilary School and only a short distance from the sandy beach of Perranuthnoe. Goldsithney is a popular village with a good array of amenities and we recommend an early appointment.

**ENTRANCE HALL:** Tiled flooring, radiator.

**LIVING ROOM:** 15' 2" x 10' 2" (4.62m x 3.10m) UPVC triple glazed window to front, exposed granite fireplace with log burner, TV point, radiator, arch to:

**DINING ROOM:** 15' 2" x 9' 3" (4.62m x 2.82m) Exposed granite fireplace, shelves to either side, sunken spotlights, radiator, arch to:

**KITCHEN/BREAKFAST ROOM:** 12' 10" x 10' 11" (3.91m x 3.33m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, plumbing for dishwasher, oil central heating boiler, UPVC double glazed window overlooking rear garden, tiled flooring, sunken spotlights, radiator.

**STUDY:** 6' 2" x 5' 5" (1.88m x 1.65m) Window into the utility room, radiator.

**UTILITY ROOM:** 10' 11" x 7' 9" (3.33m x 2.36m) Tiled flooring, plumbing for washing machine, door to garden, door to:

**CLOAKROOM:** Low level WC, wash hand basin, obscured double glazed window to rear, radiator.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** PIV air circulation system, UPVC double glazed window, radiator, access to roof space.

**BEDROOM ONE:** 11' 7" x 10' 10" (3.53m x 3.30m) UPVC triple glazed window to front, radiator.

**BEDROOM TWO:** 10' 10" x 9' 0" (3.30m x 2.74m) UPVC triple glazed window to front, radiator.

**BEDROOM THREE:** 9' 2" x 8' 3" (2.79m x 2.51m) UPVC double glazed window to rear.

**BATHROOM:** White suite comprising P shaped bath with chrome mixer tap shower attachment and glass screen, pedestal wash hand basin, low level WC, UPVC double glazed window, chrome towel rail.

**OUTSIDE:** Enclosed rear garden which has been paved for ease of maintenance, flower borders, pedestrian access.

**NB:** There is a small area to the rear of the property with potential for parking for a small car, subject to any necessary permissions.

**DIRECTIONS:** Via "What3Words" app: ///such.twinkled.loft

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile signal for Vodafone which was good. The property is built of granite under a tiled roof.

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

**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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