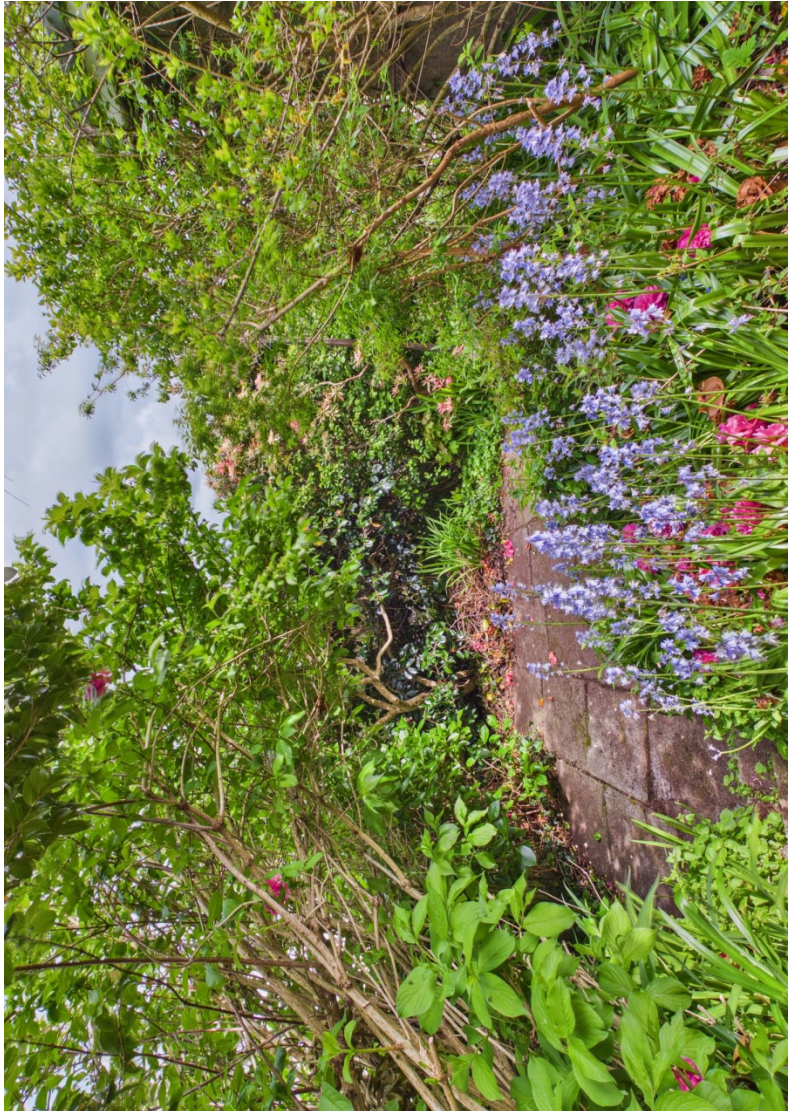




10 Garth Road, Newlyn, Penzance,
TR18 5QJ









10 GARTH ROAD, NEWLYN, PENZANCE, TR18 5QJ

£290,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE * KITCHEN / DINING ROOM * BATHROOM / W.C. ***

*** GARAGE * TERRACED GARDENS * UPDATING REQUIRED ***

*** LARGE ATTIC SPACE WITH POTENTIAL FOR ADDITIONAL ACCOMMODATION SUBJECT TO ANY NECESSARY PLANNING PERMISSIONS ***

*** DOUBLE GLAZING * EPC = E * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 76 SQUARE METRES ***

Beautifully situated on a quiet road a short walk from the bustling centre of Newlyn, recently designated Cornwall's new hot spot by The Daily Telegraph, with its beaches, shops, pubs, restaurants and movie theatre, is this three bedroom, one bathroom home which is ready to be customised to your specifications. The living room and main bedroom have gorgeous countryside views, and the oversized kitchen/diner has views of the terraced garden. In need of interior renovation and design, with the potential for expansion with a 40 x 14ft loft, and adjacent shed with plumbing and electricity, this great little house provides enormous potential for further accommodation (subject to any necessary planning consents) for a family. Comes with a one car garage.

ENTRANCE HALL: L shaped, access hatch to lot space, built in storage cupboard.

LOUNGE: 14' 7" x 12' 4" (4.45m x 3.76m) Fitted Parkray (not tested), large picture window with lovely views across the Coombe.

KITCHEN / DINING ROOM: 19' 3" x 10' 5" (5.87m x 3.17m) Integral stainless steel sink unit with adjoining work surfaces, a range of base and wall mounted cupboards, recess and plumbing for washing machine, double glazed door to the outside, two windows to the rear, storage heater.

BATHROOM: Low level w.c., large walk in double sized shower, pedestal wash hand basin, heated towel rail.

BEDROOM ONE: Window to the rear with pleasant outlook.

BEDROOM TWO: 12' 0" x 8' 6" (3.66m x 2.59m) Dimplex heater, window to the front with lovely rural views.

BEDROOM THREE: 9' 6" x 8' 7" (2.90m x 2.62m) Window to the front with lovely views.

LOFT SPACE: Approximately 40' 0" x 14' 0" (12.19m x 4.27m) Built in wooden ladder to fully boarded area.

OUTSIDE: The property is approached via approximately 30 steps with adjoining terraced garden areas with sun terrace and courtyard area with lovely views across the valley. Enclosed terraced rear garden.

BLOCK BUILT SHED: With enamel sink.

GARAGE: In block to the front of the property with a blue door.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: From Penzance, follow the coast road along to the fishing village of Newlyn. On Newlyn bridge turn right and follow this road passing the cinema and the church, taking the next left into Lower Gurnick Road. Continue to the towards the top of Lower Gurnick Road taking the turning left into Garth Road. Continue to the end of Garth Road where the property will be on your right hand side set back and up above the road.

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.

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