



ANDREW
EXELBY
ESTATE AGENTS

Newlyn, Penzance TR18

Guide Price £475,000

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DESCRIPTION

Offered to the market with NO ONWARD CHAIN is this three bedroom detached home that overlooks the fishing village of Newlyn and enjoys lovely views across Penzance town, Mounts Bay and over to Lizard Point. The property, despite requiring modernisation, benefits further from uPVC double glazing, parking for two/three vehicles along with a garage and gardens to the side and rear.

The property is warmed via an oil fired central heating system with accommodation in brief comprising kitchen/dining room, sitting room, bathroom and two double bedrooms to the ground floor with a further double bedroom with ensuite facility to the first floor. There is a useful lower ground floor utility room along with plentiful under property storage.

This property must be viewed to be fully appreciated so an early inspection is highly recommended.

LOCATION

The quaint historic fishing village of Newlyn offers a variety of local amenities to include local specialist shops, café's, traditional character public houses, restaurants and galleries along with the popular Newlyn Filmhouse and nearby primary schooling. The larger market town of Penzance being approximately one mile distant and on a nearby bus route offers more extensive facilities including primary and secondary schooling together with main line bus and rail links.

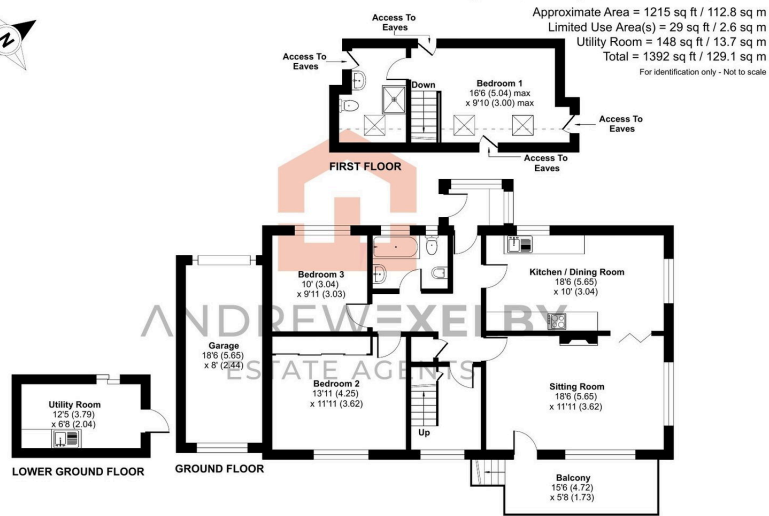
uPVC part double glazed door to...

ENTRANCE PORCH

uPVC double glazed windows to front and side. Low level storage cupboard. Tiled flooring. Electric heater. Part glazed wooden door to



Pengwell, Newlyn, Penzance, TR18



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Andrew Exelby Estate Agents - REF: 1402023

- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- LOVELY VIEWS OVER THE FISHING PORT OF NEWLYN TO MOUNTS BAY
- OIL FIRED CENTRAL HEATING
- GARDENS TO SIDE AND REAR
- EPC RATING E48 / COUNCIL TAX BAND - D
- THREE BEDROOM DETACHED PROPERTY ARRANGED OVER THREE FLOORS
- FRONT DOUBLE GLAZING
- GARAGE AND OFF ROAD PARKING FOR TWO/THREE VEHICLES
- SHORT DISTANCE TO THE AMENITIES OF NEWLYN

