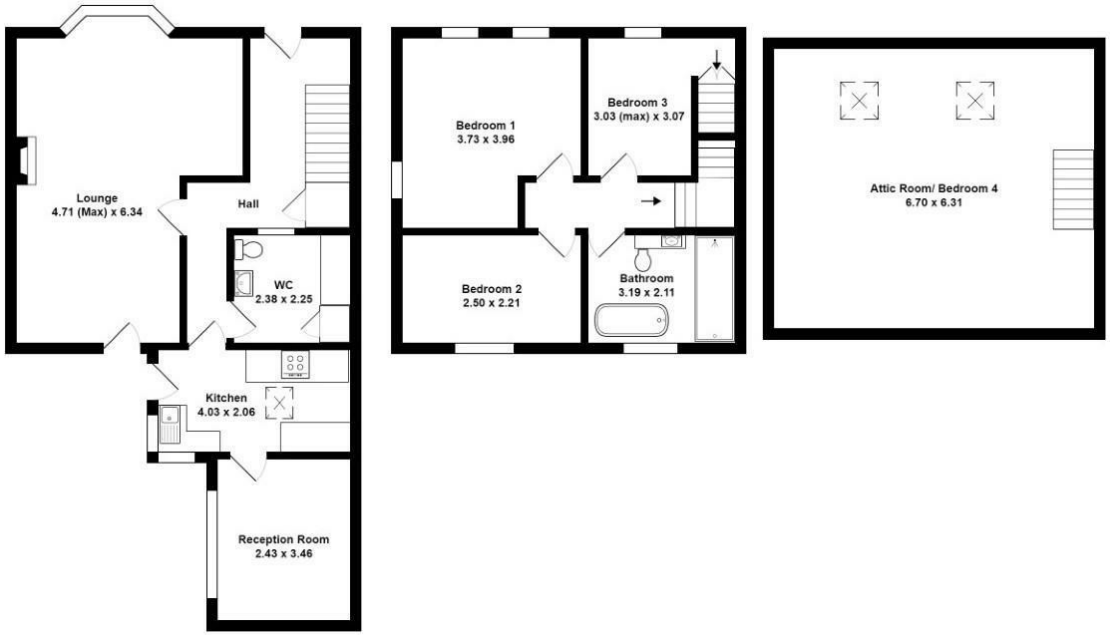





## Goldsithney

## Offers In Excess Of £400,000





PRH Estate & Letting Agents

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569

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Trelawney House Fore Street
Goldsithney
TR20 9LQ

Offers In Excess Of £400,000

## KEY FEATURES

- FREEHOLD
- END OF TERRACE HOUSE
- 3 BEDROOMS
- WELL PRESENTED
- SPACIOUS FAMILY HOME
- EPC - (E 44 68)
- GARDEN & PARKING
- LIGHT AND SPACIOUS
- COUNCIL TAX BAND C

## DIRECTIONS

From Penzance proceed in an easterly direction on the A30 and take the A3094 toward Helston. At the mini roundabout take the first exit toward Goldsithney following the road into the village. Trelawney House is situated on the left hand side of the road prior to the traffic calming scheme.

PRH Estate & Letting Agents

*We are delighted to offer to the market this beautiful family home situated in the popular village of Goldsithney. The current owner, who has lived in the house for over half a century, has throughout this time continued to maintain it to a high standard. Trelawney House offers well proportioned accommodation which comprises of a lounge, kitchen, utility room (with WC) and second reception room on the ground floor. Whilst on the first floor are 3 bedrooms and a family bathroom. There is a spacious loft storage, currently used as a 4th bedroom that is accessed via the 3rd bedroom (There are no building regulations for this room). To the rear of the property, accessed via wooden gates, is the parking area and the well-established garden and outbuildings.*

*TENURE: Freehold *** SERVICES: Mains Electric, Water and Drainage *** HEATING: Economy 7 Night Storage Heaters plus a woodburner *** COUNCIL TAX: Band C*

*Goldsithney (in Cornish Golsydhni - meaning Fair of St Sithney) is a sought after village approximately five miles east of Penzance with a village shop, 2 public houses, and primary schooling in the neighbouring village of St. Hilary. A bus service to Marazion just over a mile away provides access to the sandy beach and St. Michaels Mount and a service to Penzance that offers a range of facilities, further schooling and a myriad of independent shops. Transport links from Penzance railway and bus station provide services to the rest of the country.*











