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Putting your home on the map

**Trewellard Road,
Pendeen, Penzance**

**£115,000
Leasehold**





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Property Introduction

This spacious first floor flat is offered to the market CHAIN FREE with two bedrooms, a generous living room, kitchen/diner and a bathroom - we feel the property makes a great first time buy.

The property is double glazed and warmed via electric heating and to the rear of the property there is a lawned garden.

This property is being sold with a Section 157 restriction that requires buyers to have lived or worked in Cornwall for the last three years.

Location

Pendeen is near the coast and has a historic reputation for smuggling activities, it is also near the World famous Geevor tin mine. The South West Coast Path is less than a mile away in addition to a number of local footpaths for exploring the surrounding country side and rugged coastline in this area of outstanding natural beauty.

St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen hole golf course. Penzance, the largest town in West Cornwall lies approximately eight miles away, here you will find the mainline railway and a wide range of retails outlets, along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

ACCOMMODATION COMPRISES

External steps to entrance. Double glazed panel door to:-

ENTRANCE HALL

Electric panel heater. Access to loft space. Doors to:-

KITCHEN/DINER 18' 6" x 8' 4" (5.63m x 2.54m) maximum measurements

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over incorporating a

stainless steel single drainer sink unit. Space for cooker and space and plumbing for washing machine. Double glazed windows to side and rear. Electric panel heater. Door to:-

LIVING ROOM 13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed window to rear. Electric panel heater. Television point. Door to inner hall.

BEDROOM ONE 14' 3" x 8' 9" (4.34m x 2.66m) plus recesses

Double glazed window to front. Electric panel heater. Built-in double wardrobe.

BEDROOM TWO 11' 2" x 8' 9" (3.40m x 2.66m) plus recess

Double glazed window to front. Built-in double wardrobe. Electric panel heater.

BATHROOM

Fitted with a white suite comprising panelled bath and pedestal wash handbasin. Complementary wall tiling.

SEPARATE WC

Low level WC.

OUTSIDE

To the rear of the property there is an allocated garden space with a useful garden store.

LEASEHOLD INFORMATION

The flat is being sold with a new 999 year lease. The current service charge is £142.59 per annum (reviewed annually). The current buildings insurance is £152.58 per annum (reviewed annually). The ground rent is one peppercorn per annum.

SERVICES

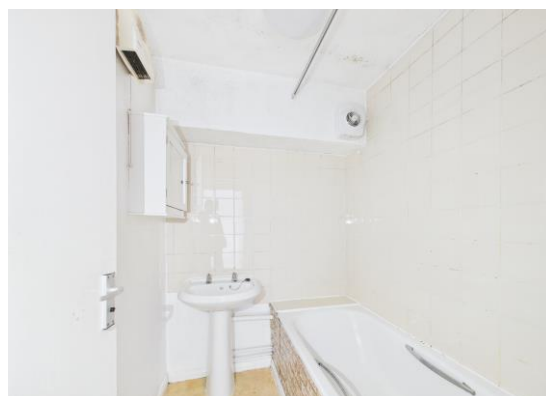
Mains electricity, mains water and mains drainage.

AGENT'S NOTES

For insurance, all services will be switched off or capped. The buyer will need to put them back in place after completion and cover the cost. The Council Tax band for the property is Council Tax band 'A'.

DIRECTIONS

From North Road, proceed towards Pendeen turning left at the crossroads on to the B3306. Continue along this road and turn left upon reaching 'The Trewellard Arms' public house on to the B3318. Take the next turning right and the property will be seen in front of you. If using What3words:- practical.sensibly.hardens

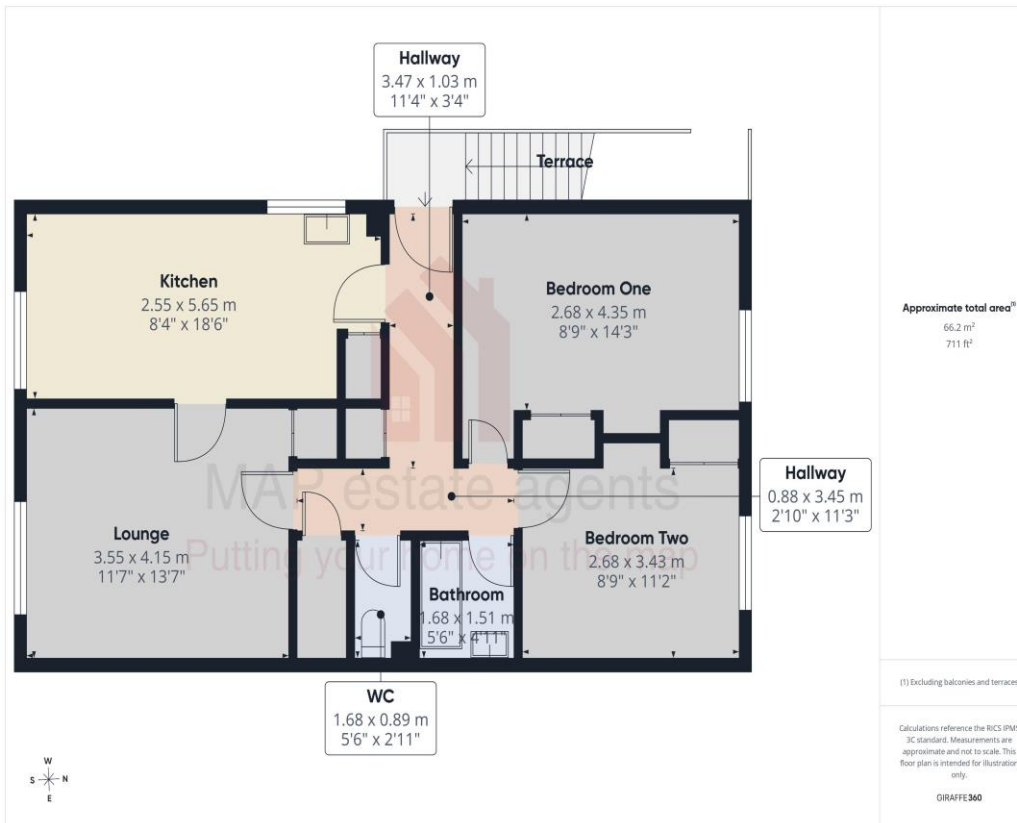


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	54 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious self-contained flat
- Two bedrooms
- 13' Living room
- Kitchen/diner
- Double glazing
- Garden to rear with outside store
- 999 year lease
- No chain sale
- Section 157 restriction
- Buyers to have lived or worked in Cornwall for the last 3 years



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