

The NetLoft, Chynwoone Hill,  
Penzance, Cornwall, TR18 5HQ









**THE NETLOFT, CHYWOONE HILL, PENZANCE, CORNWALL, TR18 5HQ**

**£249,950 FREEHOLD**

**\* TWO DOUBLE BEDROOMS \* OPEN PLAN LOUNGE/KITCHEN \* FAMILY BATHROOM \***

**\* GROUND FLOOR WORKSHOP/STORE \* CONVENIENT LOCATION \* CONSERVATION AREA \***

**\* NO ONWARD CHAIN \* GARAGE \* EPC = D \* COUNCIL TAX BAND = A \***

**\* APPROXIMATELY 65 SQUARE METRES \* NO PARKING \***

A two storey converted netloft, situated in the conservation area of Newlyn, close to the local amenities such as shops, cafes and the harbour. The accommodation comprises of a large workshop on the ground floor. There are two double bedrooms, open plan living room/kitchen on the first floor. The property offers spacious accommodation throughout and is offered for sale with no onward chain and we recommend an early viewing to fully appreciate the uniqueness and the deceptively spacious accommodation.

Wooden bifold doors into:

**GARAGE/TOOL STORE:** 25' 3" x 15' 11" (7.70m x 4.85m) Range of kitchen units to one wall with single bowl sink, plumbing for washing machine, window to rear, further double doors into:

**SECONDARY WORKSHOP/STORE:** 17' 8" x 14' 10" (5.38m x 4.52m) Window to rear, electric boiler supplying central heating and hot water, stairs rising:

**HALLWAY:** Radiator, skylight, doors to:

**LOUNGE:** 19' 10" x 13' 8" (6.05m x 4.17m) Two sash windows to front, radiator, TV point. Lounge opens into:

**KITCHEN:** Base and wall units, worksurfaces and tiling over, single drainer stainless steel sink, skylight, electric oven, hob, extraction unit.

**BATHROOM:** Fully tiled walls, bath with mains shower, WC, pedestal wash hand basin, extractor fan, heated towel rail.

**BEDROOM ONE:** 14' 4" x 12' 1" (4.37m x 3.68m) Radiator, sash window to rear with sea glimpses and views over Newlyn village, skylight.

**BEDROOM TWO:** 12' 1" x 8' 10" (3.68m x 2.69m) Radiator, skylight.

**SERVICES:** Mains water, electricity and drainage.

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate roof.

**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