



**2 Talveneth
Pendeen
TRI9 7UT**



2 TALVENETH, PENDEEN, PENZANCE, TR19 7UT

GUIDE PRICE £235,000 - FREEHOLD

A nicely presented mid terraced two bedroom modern house with parking and gardens situated in a popular residential location within Pendeen.

*** TWO BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE * CONSERVATORY *
* KITCHEN * DOUBLE GLAZING * GARDENS TO FRONT AND REAR *
* PARKING FOR TWO VEHICLES * OIL FIRED CENTRAL HEATING *
* POPULAR VILLAGE LOCATION * EPC = D ***

Situated within the popular coastal village of Pendeen with all the amenities such as public house, primary school and church is this modern mid terraced house. The accommodation comprises of two double bedrooms and shower room on the first floor, along with a fitted kitchen/dining room, living room and conservatory on the ground floor. There are gardens to both the front and rear and parking for two vehicles. The property is heating via oil fired central heating and double glazed throughout being ideally suited to a first time buyer or investor.

DOUBLE GLAZED DOOR INTO:

HALLWAY: Stairs rising with cupboard under, radiator. Opening to:

KITCHEN: 9' 2" x 8' 3" (2.79m x 2.51m) Double glazed window to the front, base and wall mounted units with work surface and tiling over, plumbing for washing machine, space for electric cooker and fridge/freezer, freestanding Worcester oil fired boiler, tiled floor.

LOUNGE: 16' 3" x 11' 8" (4.95m x 3.56m) Window and door overlooking conservatory, dado rail, tv and telephone point, radiator. Door to:

CONSERVATORY: 13' 0" x 8' 0" (3.96m x 2.44m) Double glazed to three sides, polycarbonate roof, tiled floor, door to rear garden.

FIRST FLOOR:

LANDING: Access to loft.

BEDROOM ONE: 11' 4" to wardrobes x 10' 9" (3.45m x 3.28m) Two double glazed windows to the front, storage over stairs, fitted wardrobes to one wall, radiator.

BEDROOM TWO: 9' 3" x 9' 0" (2.82m x 2.74m) Double glazed window to the rear with sea glimpses, radiator.

SHOWER ROOM: Double glazed window to the rear, vanity wash hand basin, low level w.c., fully tiled shower cubicle, radiator, wall mounted fan heater.

OUTSIDE: The property is approached over a garden laid to gravel for ease of maintenance, the rear garden is again laid to gravel for ease of maintenance being fully enclosed with two wooden sheds and pedestrian access to the rear. There are two parking spaces nearby.

COUNCIL TAX BAND: A.

SERVICES: Mains water, electricity and drainage. Oil central heating.

DIRECTIONAL NOTE: From Penzance proceed in a westerly direction along the A3071 towards St Just then take the B3310 signposted towards Pendeen. Upon reaching the village turn left onto the B3306 taking the second left into Talveneth whereby the property can be found in the block directly ahead of you.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

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
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Camborne
01209 715672

Hayle
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Lettings
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