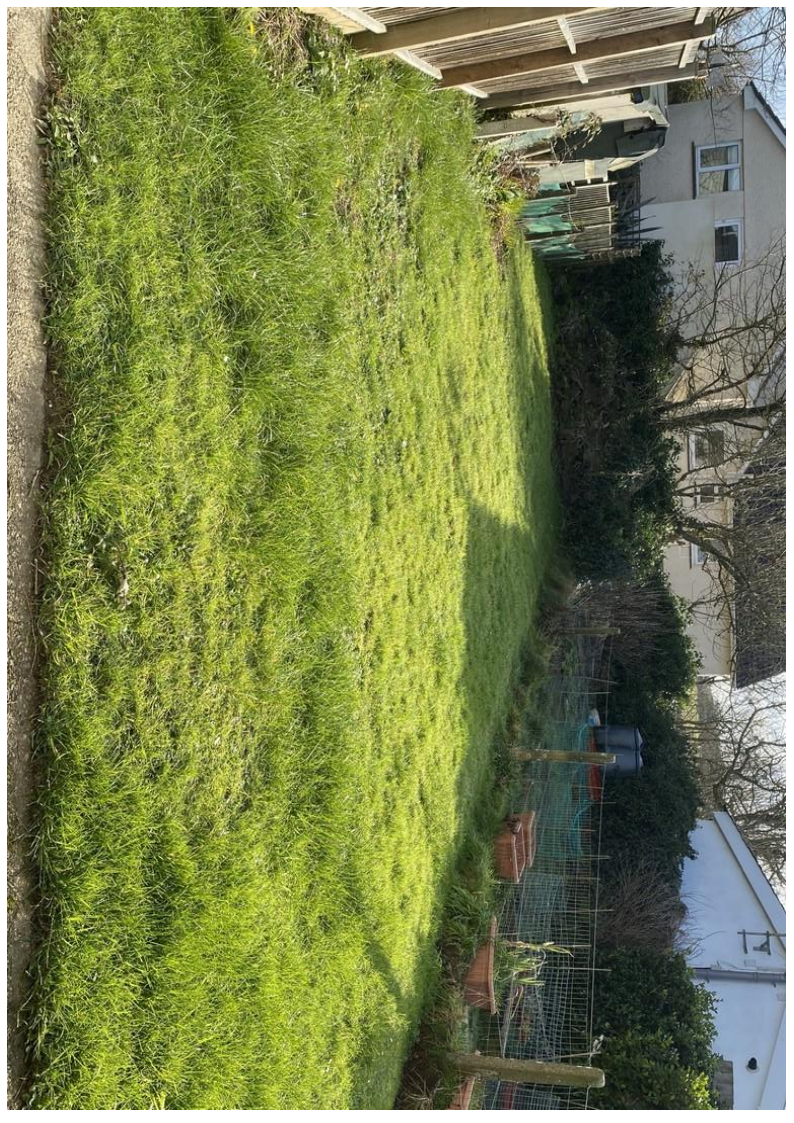




**4 St. Ives Lane  
Gwithian  
TR27 5BS**







**4 ST. IVES LANE, GWITHIAN, HAYLE, TR27 5BS**

**GUIDE PRICE £220,000 - FREEHOLD**

Due to the rarity of properties within this village we recommend an early viewing to avoid disappointment. The property is in need of updating throughout making an ideal opportunity to put your own stamp on your new home.

**\* TWO BEDROOMS \* FIRST FLOOR BATHROOM \* LOUNGE \* KITCHEN \*  
\* FRONT AND REAR GARDENS \* DOUBLE GLAZING \* STORAGE HEATERS \*  
\* NO ONWARD CHAIN \* VIEWING ESSENTIAL \* EPC = F \* COUNCIL TAX = A \***

A rare opportunity to purchase a two bedroom mid terrace home with gardens to the front and rear, located on the edge of the ever popular village of Gwithian. Offered to the market with no onward chain and with potential to add parking to the front subject to any necessary consents. 4 St Ives Lane is within easy access to the superb beach of Gwithian and we would strongly recommend an early appointment.

**DOUBLE GLAZED DOOR TO:**

**HALLWAY:** Staircase rising. Door to:

**LOUNGE:** 13' 0" x 12' 4" (3.96m x 3.76m) Double glazed window to the front with pleasant outlook, storage heater, fire place with tiled hearth surround, picture rail. Door to:

**KITCHEN:** 12' 9" x 6' 6" (3.89m x 1.98m) Storage heater, two double glazed windows to the rear, pantry, wall and base units, stainless steel sink with drainer, electric cooker point, understairs storage cupboard, extractor fan, complementary tiling, double glazed door to the rear, storm porch.

**FIRST FLOOR LANDING:** Two storage heaters, access to the loft.

**BEDROOM ONE:** 15' 5" x 11' 4" narrowing to 10' 8" (4.7m x 3.45m - 3.25m) Storage heater, double glazed window to the front with pleasant outlook over the camping site to the Towans, picture rail.

**BEDROOM TWO:** 9' 2" x 8' 10" (2.79m x 2.69m) Double glazed window to rear, pleasant outlook over the fields, airing cupboard housing the hot water cylinder, storage heater.

**BATHROOM:** 8' 0" x 5' 9" (2.44m x 1.75m) Double glazed opaque window to the rear, panel bath with hand grip, low level WC, wash handbasin, complementary tiling, Creda wall mounted electric heater.

**OUTSIDE:** To the front of the property there is a garden laid to lawn with surrounding hedge and there is potential to create a parking space here (subject to any necessary consents). To the rear the garden is laid to lawn, useful storage shed, fence surrounds, the neighbours have a right of way across the rear of the property.

**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  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)