



**17 Long Row, Sheffield, Paul,
Penzance, TR19 6UN**



Marshall's
FOR SALE
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James Cook 9
01738 (A 30)
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17 LONG ROW, SHEFFIELD, PAUL, PENZANCE, TR19 6UN

GUIDE PRICE £200,000 - FREEHOLD

A character 2/3 bedrooms, double fronted end of terrace cottage located in a popular village in the outskirts of Paul and Penzance.

- * LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM ***
- * GROUND FLOOR UTILITY ROOM WITH WC * COURTYARD TO REAR ***
- * RECENTLY REROOFED * OPEN VIEWS ACROSS SURROUNDING COUNTRYSIDE ***
- * FIRST FLOOR BATHROOM * PERIOD FEATURES * UPDATING REQUIRED ***
- * SOUGHT AFTER LOCATION * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = G * COUNCIL TAX = C ***

The property has well proportioned accommodation which is now in need of modernisation but really needs to be viewed internally to appreciate the full potential. Opens views across adjoining countryside from the first floor and a small courtyard to the rear. Sheffield is a popular village between Newlyn and Lamorna and only a short drive from the village of Newlyn and the main town of Penzance.

UPVC double glazed door to:

LIVING ROOM: 20' 0" x 8' 0" (6.1m x 2.44m) Exposed granite chimney breast with log burner set on a slate hearth, beamed ceiling, UPVC double glazed windows, shelved recess, radiator and electric radiator.

KITCHEN/BREAKFAST ROOM: 14' 0" x 6' 5" (4.27m x 1.96m) Belfast sink with cupboard below, pine units, beamed ceiling, quarry tiled flooring, radiator and electric radiator.

REAR LOBBY: Door to courtyard.

UTILITY ROOM/WC: Plumbing for washing machine , wall mounted boiler, low level WC.

Stairs from Kitchen/breakfast room to landing and:

BEDROOM ONE: 12' 4" x 11' 9" (3.76m x 3.58m) Double aspect with views across the countryside, UPVC double glazed window, pedestal hand basin, radiator.

BEDROOM TWO: 7' 10" x 7' 10" (2.39m x 2.39m) UPVC double glazed window, radiator and electric radiator.

DRESSING ROOM /BEDROOM TREE: 9' 1" x 6' 2" (2.77m x 1.88m) UPVC double glazed window with views across the countryside, radiator and door to:

BATHROOM: White suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, chrome towel rail.

OUTSIDE: There is a small enclosed courtyard with storage shed and pedestrian access. To the front of the property there is a small enclosed garden.

SERVICES: Mains water, electricity and drainage.

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

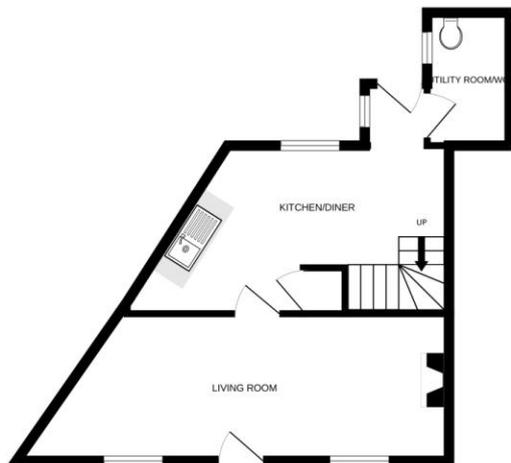
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

ANTIMONEY 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.

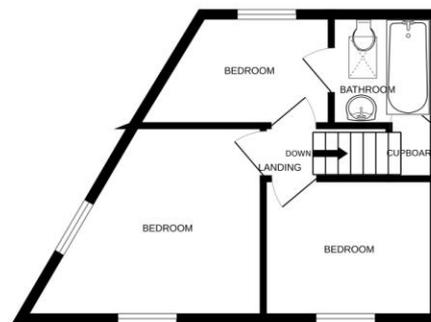
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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