



21 Treveneth Crescent
Newlyn
TR18 5NG







21 TREVENETH CRESCENT, NEWLYN, PENZANCE, TR18 5NG

GUIDE PRICE £200,000 - FREEHOLD

A mid terraced two bedroom house with gardens and parking ideally suited for a first time buyer/investor.

- * **TWO DOUBLE BEDROOMS * LOUNGE * KITCHEN / DINING ROOM ***
- * **GROUND FLOOR BATHROOM * GAS HEATING * DOUBLE GLAZING ***
- * **OFF STREET PARKING * GARDEN * NO ONWARD CHAIN ***
- * **EPC = D * COUNCIL TAX BAND = A ***

A mid terraced house situated in a popular residential location in an elevated position above the fishing village of Newlyn. The accommodation comprises of two double bedrooms on the first floor with a lounge, kitchen/dining room and bathroom on the ground floor. There are gardens to both the front and rear along with off street parking. The property is double glazed, has gas heating and offered for sale with no onward chain, making an ideal investment or first time purchase.

UPVC DOUBLE GLAZED DOOR INTO

HALLWAY: Stairs rising. Door to:

LOUNGE: 12' 2" x 12' 0" (3.71m x 3.66m) UPVC double glazed window to the front, radiator, fireplace to one wall (not used) with recess to either side. Door to:

KITCHEN / DINING ROOM: 15' 7" x 13' 4" maximum (L shaped room (4.75m x 4.06m)) Double glazed window to the rear, combination boiler, radiator, tiled floor, inset spotlights, range of base and wall mounted units with ample work surface and tiling over, one and a half bowl stainless steel sink unit, gas cooker point, plumbing for washing machine. Door to:

REAR LOBBY: Door to rear garden, further door to:

BATHROOM: Bath with mains shower over, low level w.c., vanity wash hand basin, UPVC double glazed window to the rear, shaver socket and light, extractor fan, radiator.

FIRST FLOOR LANDING: Access to loft space.

BEDROOM ONE: 15' 6" x 9' 0" maximum (4.72m x 2.74m) Double glazed window to the rear with rural views.

BEDROOM TWO: 12' 2" x 9' 8" (3.71m x 2.95m) Double glazed window to the front, two built in wardrobes.

OUTSIDE: To the front of the property there is off street parking for one vehicle with an area laid to patio. The rear garden is laid to lawn.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Penzance proceed into Newlyn, at Newlyn bridge continue straight onto Chywoone Hill. Reaching the top of the hill turn left into Gwavas, then the first right into Treveneth Crescent whereby the property can be found clearly indicated by a Marshall's for sale board.

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, 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



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