

5 Rosewall Cottages, St. Ives,
TR26 1QN









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ASKING PRICE £200,000 - FREEHOLD

A three bedroom family home in need of complete renovation throughout, however, offering spacious accommodation that can only be fully appreciated by booking an appointment to view.

*** THREE DOUBLE BEDROOMS * LOUNGE * KITCHEN * GROUND FLOOR BATHROOM ***
*** DOUBLE GLAZING * AIR SOURCE HEATING PUMP * NO ONWARD CHAIN ***
*** VIEWING ESSENTIAL * EPC = D * COUNCIL TAX BAND = A ***

Double glazed door to:

HALLWAY: Staircase rising. Door to:

LOUNGE: 16' 5" x 12' 1" (5m x 3.68m) Double glazed window to the front and rear, wooden flooring, two radiators, fireplace (at present boarded), hearth and surround, built in storage and shelving. Door to:

KITCHEN: 11' 11" x 9' 8" (3.63m x 2.95m) Double glazed window to the side, stainless steel sink and drainer, a range of base and wall mounted cupboards, radiator, extractor fan. Double glazed door to the outside.

BATHROOM: 6' 3" x 5' 8" (1.91m x 1.73m) Panelled bath with hand grips, low level WC, wash hand basin, double glazed window to the side, extractor fan, radiator.

FIRST FLOOR LANDING: With double glazed window to the rear.

BEDROOM ONE: 16' 5" x 8' 9" (5m x 2.67m) Double glazed window to the front, wooden flooring, built in storage, double glazed window to the rear, radiator.

BEDROOM TWO: 12' 3" x 8' 2" (3.73m x 2.49m) Double glazed window to the front, radiator, built in storage with hot water cylinder, wooden flooring.

BEDROOM THREE: 8' 9" x 7' 9" (2.67m x 2.36m) Double glazed window to the rear, radiator, wooden flooring.

OUTSIDE: To the rear of the property is a small courtyard with daikin air source heat pumps, storage shed, gate to side access.

SERVICES: Mains electricity and water.

AGENTS NOTE: Due to this property having a flat roof, those seeking a mortgage should check that their mortgage provider are happy to lend.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or the Penzance office (01736) 360203.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

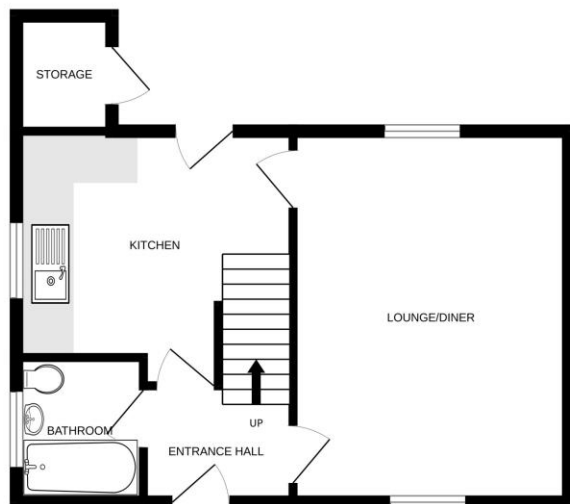
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

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.

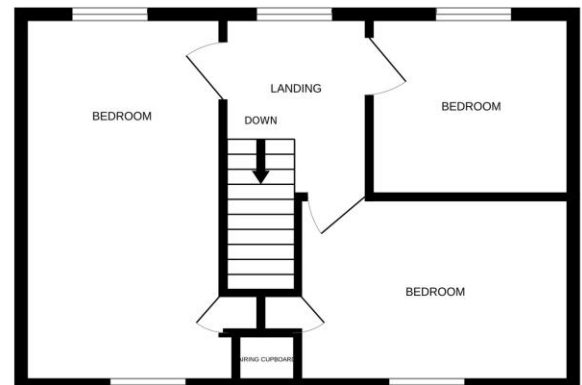
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

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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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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