



5 Primrose Terrace, Newlyn, Penzance, TR18 5LF







5 PRIMROSE TERRACE, NEWLYN, PENZANCE, TR18 5LF

ASKING PRICE £185,000 - FREEHOLD

A two bedroom mid terrace granite cottage with sea views in need of renovation, situated on the outskirts of Newlyn.

*** TWO BEDROOMS * LOUNGE * KITCHEN/DINING ROOM * SEA VIEWS ***

*** IN NEED OF REFURBISHMENT * POPULAR VILLAGE LOCATION * NO ONWARD CHAIN ***

*** EPC = G * COUNCIL TAX BAND = B ***

A mid terrace two bedroom granite cottage in need of some refurbishment and enjoying sea views from the front and rear elevation situated on the outskirts of the popular fishing village of Newlyn. The accommodation consists of large lounge with kitchen/dining room on the ground floor with two bedrooms and a bathroom on the first floor.

Wooden stable door into:

HALLWAY: Stairs rising, open into the:

LOUNGE: 12' 6" x 10' 0" (3.81m x 3.05m) Window to front, exposed granite wall to one elevation, fireplace (not tested) with recess to one side, open beamed ceiling. Door to:

KITCHEN/DINING ROOM: 19' 0" x 7' 6" (5.79m x 2.29m) Two windows and door to rear, beamed ceiling, range of base and wall mounted units with worksurfaces over, electric cooker point, plumbing for washing machine, single drainer stainless steel sink unit.

FIRST FLOOR LANDING: Two windows to rear, doors to:

BEDROOM ONE: 12' 3" max x 9' 9" (3.73m x 2.97m) Window to front.

BEDROOM TWO: 11' 0" x 7' 9" (3.35m x 2.36m) Built in wardrobe, double glazed window to rear with views over Newlyn Harbour.

BATHROOM: Double glazed window, heated towel rail, pedestal wash hand basin, WC, bath with shower over.

OUTSIDE: To the rear of the property there is an enclosed courtyard.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: From Penzance proceed into the village of Newlyn, keeping the harbour on your left hand side, proceed through the one way system on Lower Green Street, whereby Primrose Terrace can be found on your right hand side immediately before the old weighbridge.

AGENTS NOTE: Due to the construction of the rear elevation we recommend that any prospective buyer should take further advice from their surveyor/mortgage company prior to making an offer.

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

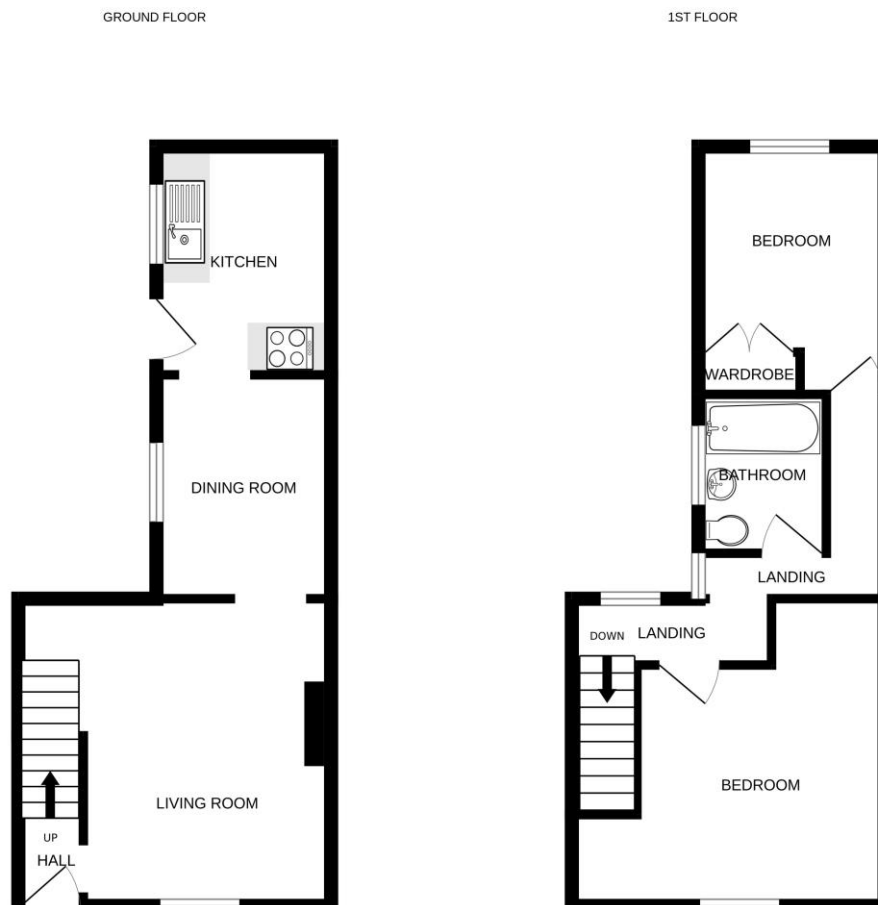
MARSHALL'S PARK LANE OFFICE: 0207 0791476

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

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.
Made with Metropia ©2023

IS
366778



www.marshallspz.co.uk