



**18 Park An Pyth
Pendeen
TR19 7ET**







18 PARK AN PYTH, PENDEEN, PENZANCE, TR19 7ET

GUIDE PRICE £225,000 - FREEHOLD

A two bedroom semi-detached modern home with gardens situated in the popular village of Pendeen.

*** TWO DOUBLE BEDROOMS (COULD BE THREE) * FIRST FLOOR BATHROOM *
* LOUNGE / DINING ROOM * KITCHEN * FRONT AND REAR GARDENS * SEA VIEWS *
* DOUBLE GLAZING * EPC = E * COUNCIL TAX BAND = B *
* APPROXIMATELY 73 SQUARE METRES ***

A semi-detached two bedroom house with front and rear gardens situated in the popular village of Pendeen within close proximity of all the amenities. The accommodation comprises of a lounge/diner and kitchen on the ground floor with two double bedrooms and a bathroom on the first floor. There are gardens to the front and rear, the house is double glazed, heated via night storage heaters and sea views from the front elevation.

DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY: Stairs rising with cupboard under, night storage heater. Door into:

LOUNGE: 11' 7" x 10' 0" (3.53m x 3.05m) Double glazed window to the front, electric wall heater. Lounge opening into:

DINING ROOM: 8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window to the rear. Door into:

KITCHEN: 9' 5" x 7' 8" (2.87m x 2.34m) Base and wall mounted units, roll top work surfaces and tiling over, single drainer stainless steel sink unit, electric cooker and hob, plumbing for washing machine, space for fridge/freezer.

FIRST FLOOR LANDING: Access to the loft, cupboard housing hot water tank.

BEDROOM ONE: 15' 5" x 9' 3" (4.7m x 2.82m) (Originally two rooms) Night storage heater, two double glazed windows to the front with sea views, range of fitted wardrobes to one wall, over stairs storage cupboard.

BEDROOM TWO: 9' 0" x 8' 5" (2.74m x 2.57m) Recess to one wall, double glazed window to one wall, wall mounted electric heater.

BATHROOM: Bath with shower over, low level w.c., pedestal wash hand basin, double glazed window, heated towel rail.

OUTSIDE: To the front of the property there is a garden laid to lawn. The rear garden is enclosed by wooden fencing, partially laid to patio and terraced with established flower and shrub borders.

DIRECTIONAL NOTE: From Penzance proceed into the village of Pendeen turning left towards St Just. Upon reaching Boscaswell Stores take the first right into Lower Boscaswell whereby the property can be found on your right hand side.

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)

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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