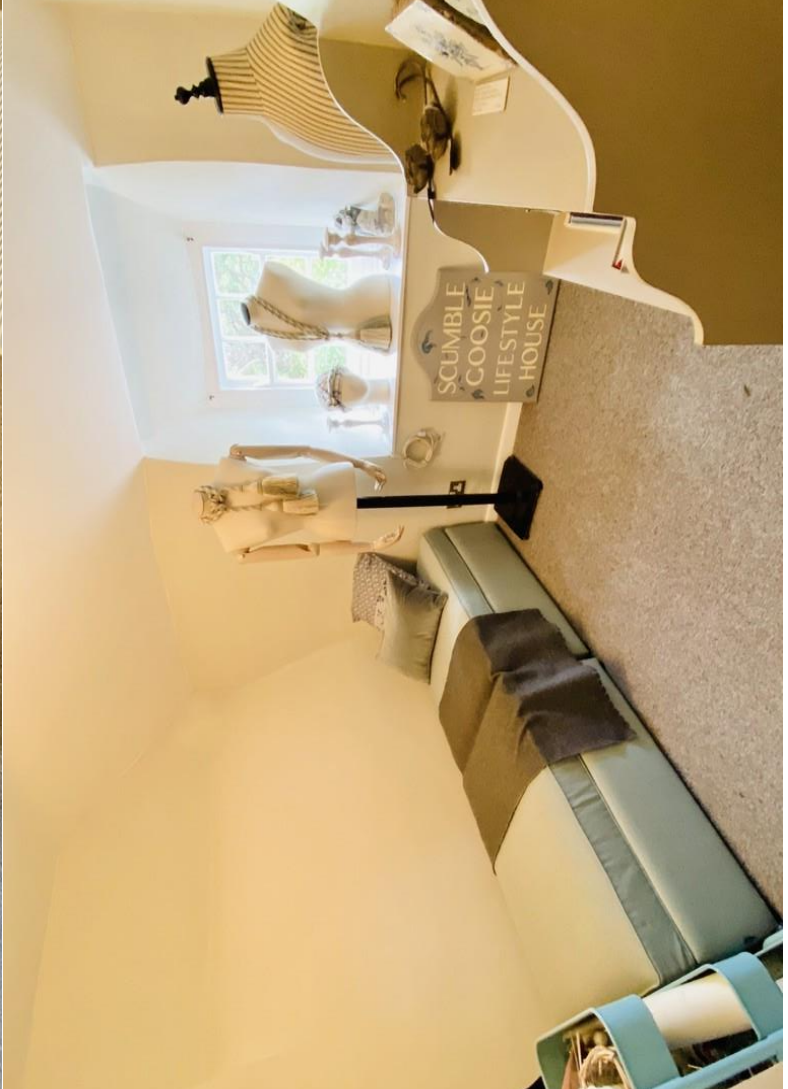




1 Rose Cottages, Relubbus, TR20 9EL









1 ROSE COTTAGES, RELUBBUS, PENZANCE, TR20 9EL

GUIDE PRICE £465,000 - FREEHOLD

A three bedroom semi detached cottage with parking and gardens in excellent order throughout, located in the hamlet of Relubbus within easy reach of the nearby towns.

- * THREE BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR SHOWER ROOM ***
- * LOUNGE * KITCHEN * STUDY * FRONT AND REAR GARDENS * PARKING ***
- * OIL FIRED CENTRAL HEATING * NO ONWARD CHAIN * VIEWING ESSENTIAL ***
- * EPC = D * COUNCIL TAX BAND = TBC * APPROXIMATELY 88 SQUARE METRES ***

A beautifully presented three bedroom semi detached cottage in this picturesque hamlet offering private parking, and front and rear gardens that are a real feature of the property and can only be fully appreciated by making an appointment to view. The property has been lovingly updated, whilst still retaining many original features. For those looking for a quality home, an early appointment to view is highly recommended.

Door to:

LOUNGE: 17' 4" x 12' 3" (5.28m x 3.73m) With beamed ceiling, radiator, wood burner on slate hearth with granite inglenook surround, in built deep shelf, two windows to the front with deep sills.

KITCHEN: 15' 8" x 11' 1" (4.78m x 3.38m) Window to the front with shutters, radiator, beamed ceiling, range of matching units with integrated fridge/freezer, integrated dishwasher, electric AEG oven and microwave/steamer, induction electric hob, stainless steel extractor hood, glass splashback, one and a half bowl sink unit, window to the rear with shutters, double doors to the side with shutters.

STUDY: 11' 3" x 8' 2" (3.43m x 2.49m) With tiled floor, understairs storage, radiator, window to the rear, staircase rising.

SHOWER ROOM: 8' 3" x 6' 1" (2.51m x 1.85m) With shower cubicle, low level WC, wash hand basin, complementary tiling, tiled floor, plumbing for washing machine, radiator, opaque window to the rear.

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 11" x 9' 10" (3.94m x 3m) Window to the front with deep sill, access to the loft, radiator, built in storage.

BEDROOM TWO: 10' 9" x 10' 0" (3.28m x 3.05m) Windows to the side and front, the window to the front having a deep sill, radiator.

BEDROOM THREE: 9' 2" x 9' 1" (2.79m x 2.77m) Window to the front with deep sill, radiator.

BATHROOM: 8' 0" x 5' 6" (2.44m x 1.68m) Easy access walk in bath with shower attachment, low level WC, vanity sink with store under, heated towel rail, Velux window, extractor fan, complementary tiling.

OUTSIDE: To the front of the property: walled garden with central pathway, laid to lawn with mature plant and shrub borders, gravelled area, gravelled parking area with wall boundary. To the side of the property: paved patio area with raised planting, wood store and storage for the bin. To the rear of the property: there is a paved area, steps lead to the further garden, which is a good size, currently a wild garden, with useful storage shed and oil tank.

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

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01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

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01736 756627

Lettings
01736 366778



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