



Parc Terrace

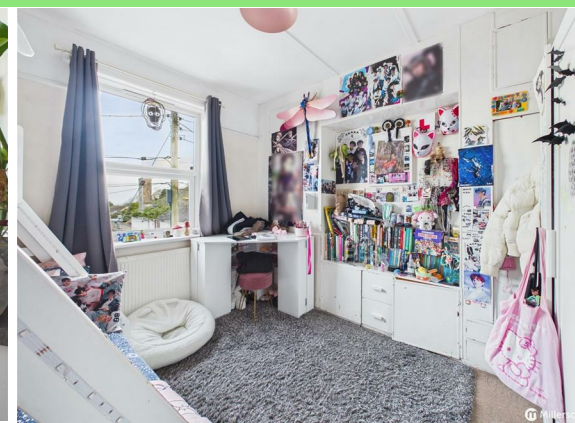
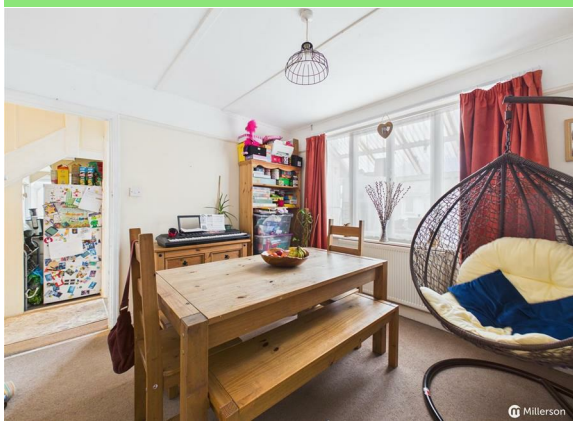
Newlyn

Penzance

TR18 5AS

Asking Price £210,000

- THREE BEDROOM SEMI DETACHED HOME
 - WELL PRESENTED ACCOMMODATION
- POPULAR RESIDENTIAL LOCATION
 - TWO RECEPTION ROOMS
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
 - FIRST FLOOR BATHROOM
 - SPACIOUS LIVING ACCOMMODATION
 - A MUST SEE PROPERTY
 - EPC: D64
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 826.00 sq ft



3



1



1



D64

PROPERTY DESCRIPTION

A three bedroom, end of terrace property offering spacious living accommodation, situated within a popular residential location. The gas heated accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen and lean to utility room. The first floor comprises, three bedrooms and a family bathroom. Outside to the rear of the property there is a small courtyard with space for table and chairs. An internal viewing of this delightful property is a must!

LOCATION

Parc Terrace is a popular residential street located in Newlyn, a fishing village within the town of Penzance. Set on the hillside above Newlyn Harbour, the area offers characteristic Cornish terraced housing and scenic views over Mount's Bay, reflecting the area's maritime and artistic heritage.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR)

Entrance door leading into...

ENTRANCE HALLWAY

Entrance matting, fitted carpet, wall mounted gas boiler, radiator, understairs storage cupboard, recess with space for fridge freezer, door into...

KITCHEN

Fitted with a range of white shaker style base and wall mounted kitchen units with roll top work surfacing over. Stainless steel sink and drainer, tiled splash back, double glazed window to the rear and side aspect, space for freestanding cooker, vinyl wood effect flooring, radiator. Door and step down to...

LEAN TO UTILITY ROOM

Concrete floor space and plumbing for washing machine, tumble drier and fridge freeze. Sloping corrugated plastic roof, window to the rear and door to the south-east facing rear courtyard.

From the entrance hallway, a door leads into...

DINING ROOM

Fitted carpet, recessed shelving, radiator and glazed window to the rear.

LOUNGE

Fitted carpet, double glazed bay window to the front aspect, tiled fireplace with tiled hearth, (the opening to the fireplace is currently boarded up). Recessed alcoves either side with built in shelving, fitted picture rail.

From the entrance hallway, carpeted staircase leads up to...

FIRST FLOOR LANDING

Fitted carpet, dado rail, loft access. Door into...

MASTER BEDROOM

Fitted carpet, double glazed bay window to the front, picture rail, chimney breast with alcoves either side., radiator, Space for freestanding wardrobe.

BEDROOM

Fitted carpet, radiator, double glazed window to rear

BEDROOM

Fitted carpet, picture rail, double glazed window to the front.

BATHROOM

Panel enclosed bath with electric shower over, tiled surround, pedestal wash hand basin, tiled splash back, obscured double glazed window to the rear, low level w/c, radiator, vinyl flooring.

OUTSIDE

The property is approached via a gated pathway which leads to the front door. A pathway to the side of the property leads to a gate and on to...

REAR

A courtyard style garden space with space for seating, enclosed by walling. Steps lead down and provide access to a rear service lane.

SERVICES

Mains gas, electricity, water (metered) and drainage. The property is heated via a gas fired boiler located in the entrance hallway.

DIRECTIONS

From Penzance head towards the seafront and proceed in a westerly direction following the promenade onto New Road. At the cross road, continue onto Chywoone Hill. Parc Terrace is located approximately 3/4 of the way up Chywoone Hill, the property is situated on the left hand side of the road.

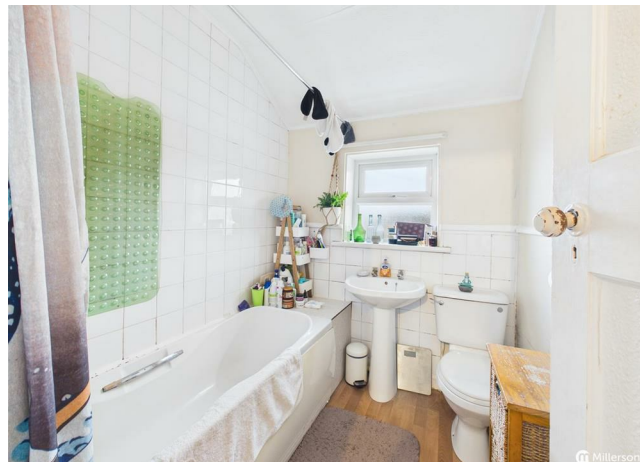
MATERIAL INFORMATION

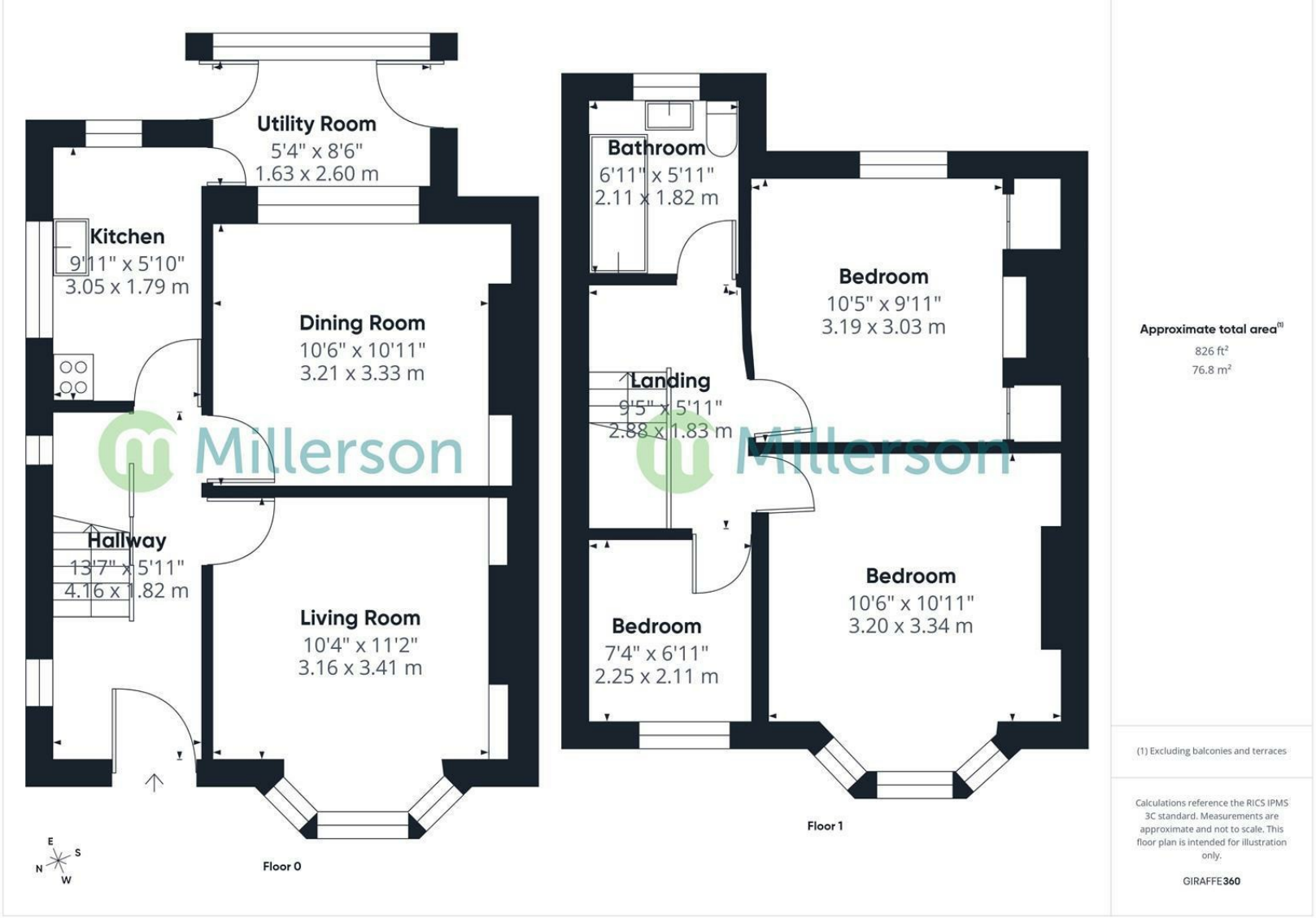
Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: D
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good



Parking: On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes

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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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