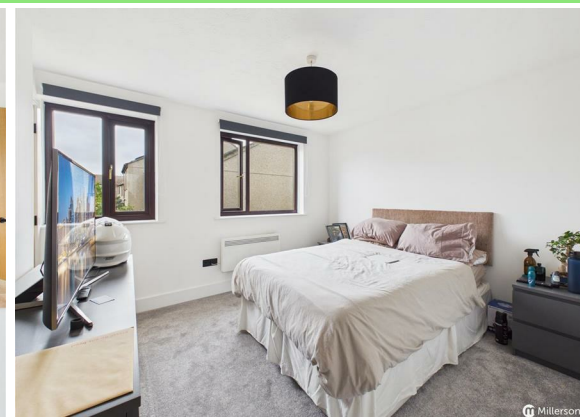


Collygree Parc Goldsithney Penzance TR20 9LY

Offers In The Region Of
£215,000

- TWO BEDROOM MID TERRACED HOME
- RECENTLY REFURBISHED
- HIGHLY REGARDED VILLAGE LOCATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- ALLOCATED PARKING
- ELECTRIC HEATING
- DOUBLE GLAZING
- AN IDEAL HOME FOR A FIRST TIME BUYER
 - EPC:D66
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 472.00 sq ft



2



1



1



D66

PROPERTY DESCRIPTION

An extremely well presented, two bedroom mid terrace home situated within a highly sought after village location. The current vendor has refurbished the property to a high standard and is offered to the market with no onward chain. The accommodation briefly comprises: open plan living room / kitchen, fitted with a modern kitchen and providing access to the rear garden. The first floor comprises; two bedrooms and a bathroom. Outside there is an enclosed rear garden laid to lawn and paving. There is an allocated parking space, a short distance from the property. An internal viewing of this delightful property is sure to impress!

LOCATION

Collygree Parc is a popular residential development situated within the highly regarded village of Goldsithney. Goldsithney is a quiet, historic, rural village with two Public houses, tea room and newsagents, located about four miles east of Penzance and one mile east of Marazion.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate and measured by LIDAR).

Entrance door opening into...

ENTRANCE HALLWAY

Laminate flooring, carpeted stairs to first floor level, door into...

OPEN PLAN LOUNGE/KITCHEN/DINER

A spacious open plan room with fitted carpet, double glazed window to the front and double glazed sliding patio doors to the rear, electric radiator.

KITCHEN- attractively fitted with a range of base and wall mounted high gloss units, sink and drainer with mixer tap, double glazed window to the rear, integrated induction hob, electric oven below. Space for fridge and washing machine.

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

FIRST FLOOR LANDING

Fitted carpet, loft access, door into...

BEDROOM 1

Fitted carpet, two double glazed windows to the front, electric wall heater, built in cupboard providing storage and housing the hot water tank.

BEDROOM 2

Fitted carpet, double glazed window to the rear, wall mounted electric heater.

BATHROOM

Sliding door. Panel enclosed bath with mixer taps and shower attachment

over. Pedestal wash hand basin with tiled splash back. Obscured double glazed window to the rear, low level w/c.

OUTSIDE

From the allocated parking area, steps lead down to a pathway which leads to the front door.

The front garden is laid to decorative gravel, designed with low maintenance in mind.

REAR GARDEN

The rear garden is laid to lawn and paving slabs, enclosed by fencing.

SERVICES

Mains electricity, water and drainage.
The property is heated via electric heaters.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Double glazing and night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Private and Allocated

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL70301):

- The owner cannot sell or transfer the property without a conveyancer (a property lawyer) providing a certificate to confirm the identity of the person selling. This is a standard security measure to prevent fraud.

- The owner must not build any roads on the land unless the location is approved in writing by the previous owners of the neighbouring land.

- Any building or engineering work on the land must be done in strict accordance with the rules set by the local planning and highway



authorities.

- The owner is not allowed to install pipes, wires, or cables unless the plans have been approved in writing by the previous owners of the neighbouring land.
- There are additional rules contained in a 1991 document that limit how the property can be used to ensure it does not interfere with the neighbouring development.

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.





Collygree Parc, Goldsithney, Penzance, TR20 9LY





Floor 0



Floor 1



Approximate total area^m
472 ft²
43.9 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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