

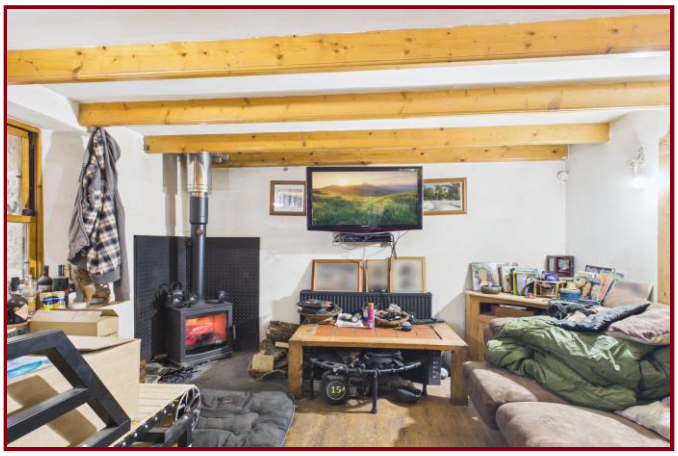
MAP estate agents

Putting your home on the map

Chyandour Coombe, Penzance

Guide Price £275,000

Freehold







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Property Introduction

Requiring a program of refurbishment, this detached granite cottage offers the opportunity to create a charming home in a most convenient wooded location.

Internally, one will find a cosy lounge with woodburner and a kitchen on the ground floor, whilst to the first floor, there are two double bedrooms and a bathroom.

To the outside, at the front of the cottage is a large tiered garden with wooded areas and a large lawned garden, whilst to the side of the property, there are various outbuildings providing a large amount of storage.

Location

The cottage is located along Chyandour Coombe which is within walking distance of Penzance.

Penzance is a vibrant town and the largest in West Cornwall and is a popular tourist resort with its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops, Penzance has a mainline Railway Station with direct links to London Paddington and the north of England, as well as a bus station.

There are lovely rural walks to enjoy nearby and the beaches of Longrock and Marazion are less than two miles distant.

ACCOMMODATION COMPRISES

Multi-pane door opening to:-

INNER HALL

Stairs to first floor. Access to:-

LOUNGE 17' 7" x 11' 7" (5.36m x 3.53m) including staircase

Feature cast iron corner log burner corner, beam ceiling and under stairs storage cupboard. Radiator.

KITCHEN 19' 5" x 7' 7" (5.91m x 2.31m) plus recess

Fitted with a matching range of wood effect wall and base units having adjoining roll top edge working surfaces and incorporating

an inset stainless steel single drainer sink unit. Space and plumbing for washing machine, built-in oven with inset hob and extractor fan above. Wall-mounted gas combination boiler and courtesy door to the side.

Returning to inner hall, stairs to:-

FIRST FLOOR LANDING
Doors off to:-

BEDROOM ONE 11' 5" x 8' 7" (3.48m x 2.61m) maximum measurements
Featuring a dual-aspect with uPVC double glazed windows to the front and side. Exposed floorboards.

BATHROOM
uPVC double glazed sash window to the front. Fitted with a white suite comprising of a panel bath with shower over, WC and vanity wash hand basin. Radiator.

BEDROOM TWO 11' 8" x 8' 8" (3.55m x 2.64m) maximum measurements
uPVC double glazed window to the front. Radiator.

OUTSIDE
To the side of the property, there is a driveway providing off-road parking, whilst to the rear, steps lead up to most generous gardens, including wooded areas and lawned gardens. To the side, there is a range of outbuildings and the:-

GARAGE 17' 1" x 10' 0" (5.20m x 3.05m)
Metal door and eaves storage space.

SERVICES
Mains water, mains electricity, mains drainage and LPG gas.

AGENT'S NOTE
The Council Tax Band for this property is Band 'C'.

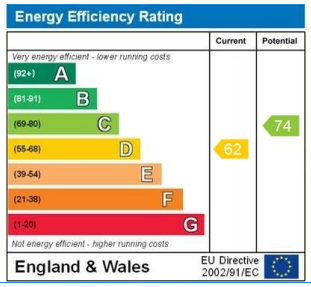
DIRECTIONS
From 'Tesco' roundabout, proceed along Eastern Green towards Penzance. Take the second turning right onto Chyandour and the fork left onto Chyandour Coombe. The property identified further along on the left-hand side. If using What3words: gambles.family.rectangular

















MAP's top reasons to view this home

- Refurbishment required
- Detached cottage
- Lounge with woodburner
- Large plot
- No-through road location
- Two bedrooms
- Driveway parking
- Outbuildings
- LPG gas central heating
- Chain-free sale

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