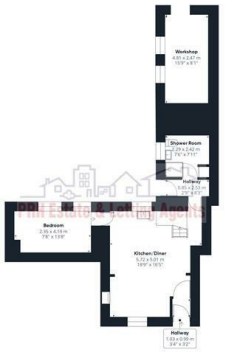

Floor 0

Floor 1

Approximate total area(1)

77.4 m²

834 ft²

Reduced headroom

1.7 m²

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Newlyn

Asking Price £245,000

PRH Estate & Letting Agents

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569

PRH Estate & Letting Agents

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13 Tolcarne Terrace
Newlyn
TR18 5PS

Asking Price £245,000

KEY FEATURES

- Double fronted Cottage
- Large Rear Lawned Garden
- In Need Of Refurbishment
- Living Room With Stunning Sea Views
- One Bedroom
- EPC Band D
- Located In The Heart Of Newlyn
- Chain Free
- Parking
- Close To The Shops And Seafront.

DIRECTIONS

PRH Estate & Letting Agents

Frontline cottage located in a fantastic coastal setting in the heart of the fishing village of Newlyn. This character cottage is only yards from Newlyn seafront and is only a two minute level walk to the shops. Now in need of refurbishment with huge potential to bring this cottage up to modern day standards. To the rear of the property is a large level garden which is a rare find in this location, the garden has endless possibilities and benefits from a workshop. Currently designed to maximise the stunning sea views over the bay the living room is on the first floor, whilst there is a bedroom, spacious kitchen/diner and a shower room on the ground floor. To the front of the property is a parking space.
A viewing is highly recommended to appreciate the location, potential and the garden. Available chain free.

Freehold,
Services, mains water, mains gas.
Council tax band B
EPC band D

Ofcom suggests mobile phone coverage is good on most networks