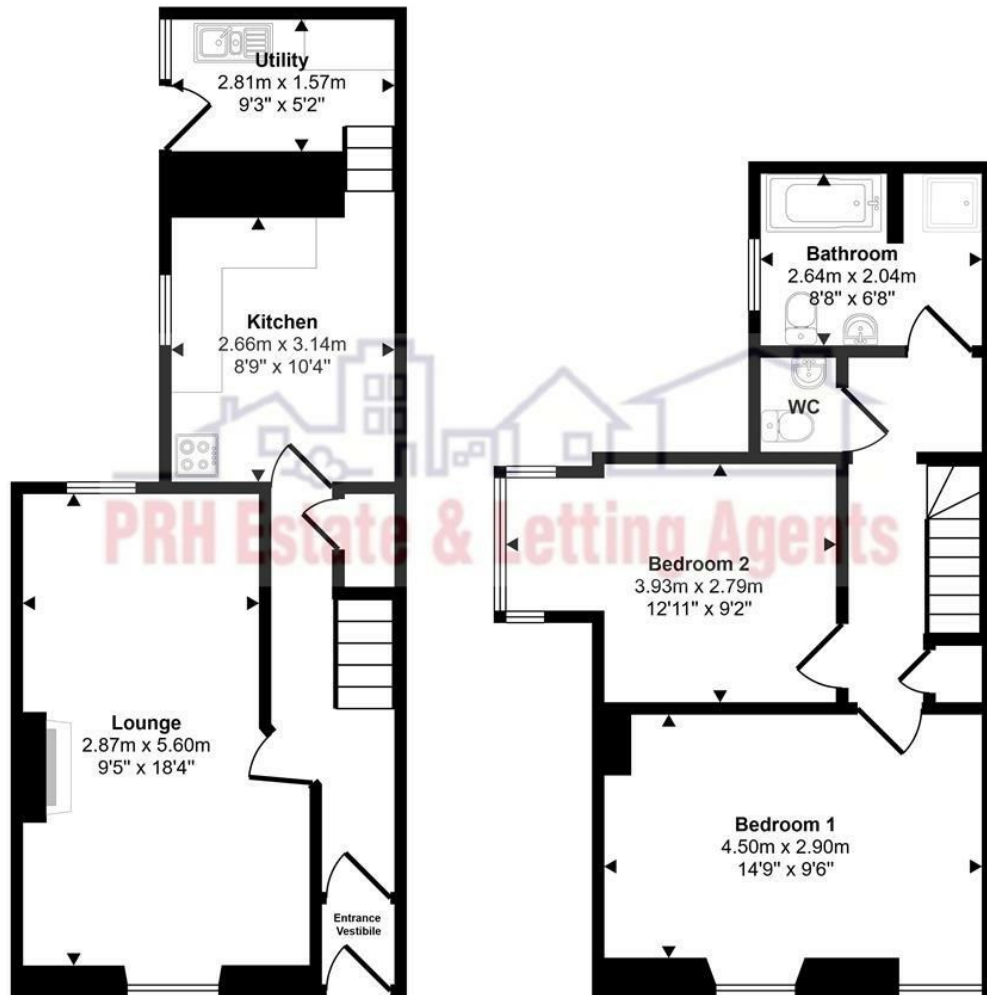


Approx Gross Internal Area  
80 sq m / 866 sq ft



Newlyn

£215,000



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.

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1 Parc Terrace  
Newlyn  
TR18 5AS

£215,000

## KEY FEATURES

- End Of Terrace Character Home
- Stunning Sea and Coastal Views Over Mount's Bay
- Separate Kitchen & Highly Practical Utility Room
- Spacious Upstairs Bathroom With Bath & Separate Shower
- Proven Rental History / Excellent Investment Yield Potential
- EPC D
- No Onward Chain & Vacant Possession
- All Mains Services Connected
- Council Tax Band: B
- Broadband is not connected but Ofcom say Ultrafast is available and that mobile coverage is good on most networks

## DIRECTIONS

From Penzance proceed along the Promenade towards Newlyn, on entering Newlyn proceed over the bridge and straight up Chywoone Hill, continue up the hill for approximately half way and Park Terrace can be found on your left hand side.



*A fantastic opportunity to acquire a deceptively spacious two-bedroom, end-of-terrace character home situated in the highly sought-after elevated location of Parc Terrace, Newlyn. Boasting panoramic sea views across Mount's Bay, this property has been a highly successful and reliable residential let for a number of years. Now offered with no onward chain and vacant possession, it stands as a perfect blank canvas for a first-time buyer looking to step onto the property ladder, or an investor seeking a proven, lucrative addition to their portfolio.*

*On the ground floor is the lounge, kitchen and utility room. On the first floor 2 bedrooms and a bathroom. Token fore garden and a small courtyard at the rear.*

*Freehold - SERVICES: Mains gas, electric, water & drainage - HEATING: Gas central heating - COUNCIL TAX BAND: B - Ofcom suggest Ultrafast Broadband is available although none is connected now. They also suggest that mobile coverage is good on most networks*

