



WHITLOCKS

sales & lettings



32a (Fisherman's Retreat), Boase Street

Newlyn TR18 5JE

Price £139,950



Fisherman's Retreat is a two bed roomed ground floor flat situated between Boase Street and Trewarveneth Street, Newlyn. The flat could appeal to those looking for a bolt hole, a residential let or permanent residence. The rent previously achieved was £475 per calendar month.



Description

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Location

Boase Street is situated in the fishing village of Newlyn. Newlyn has many amenities including a convenience store, butchers, bakery, grocery store, a variety of restaurants and food outlets as well as galleries and a local primary school. The larger town of Penzance, approximately two miles distant also has a wider range of commercial, leisure and educational facilities available as well as transport links including a mainline rail link to London Paddington.

The Accommodation, with approximate dimensions is

Part glazed wooden front door to:

Living Room 16'9 x 10'5 (increasing to 10'6) (5.11m x 3.18m (increasing to 3.20m))

Measurements taken near middle of either wall. An open plan living space with a Kitchen area comprising of a range of units with work surface area with inset stainless steel single drainer sink unit. Integrated gas hob. Integrated electric oven. Space for fridge & washing machine. Cupboard with shelving also housing electric meter and consumer unit. Gas central heating radiator to front & side. Stable door to shared courtyard. Single glazed window overlooking shared courtyard. Part panelled walls. Door off to:

Bedroom 2 10'2 (uneven walls) x 6'3 increasing to 7'6 (room (3.10m (uneven walls) x 1.91m increasing to 2.29m (

Room of irregular shape. Measurements taken near middle of either wall. Gas central heating radiator. Single glazed sash window & single glazed casement window overlooking shared courtyard. Laminate flooring.

FROM LIVING ROOM DOORWAY TO:

Inner Hall

Borrowed light from Bedroom 1. Doors off to:

Bedroom 1 9'2 x 7'3 increasing to 7'5 (2.79m x 2.21m increasing to 2.26m)

(USABLE FLOOR SPACE IS LESS THAN MEASUREMENT BECAUSE OF BOXED IN PIPEWORK). Gas central heating radiator. Vinyl flooring. Single glazed window to side. Water meter and stop tap boxed into side of bedroom.

Bathroom

White Suite comprising bath with shower over, WC & wash hand basin, (inset within vanity unit). Mirror over sink. Cupboard housing Worcester gas combination boiler. Extractor. Splashback on two walls. Laminate flooring. Gas central heating radiator. Towel rail.

Outside

Fisherman's Retreat has access to a well-proportioned Shared Courtyard.

General Information

SERVICES:

Mains water, electricity, gas and drainage

LOCAL AUTHORITY: Cornwall Council Tel: 0300 1234 100

OUTGOINGS: Ground Rent: £10.00

Service Charge: Currently - £345.00 per annum

Council Tax: Band 'A'

TENURE: LEASEHOLD – Currently 966 Years remaining

VIEWING: Strictly by prior appointment with Whitlocks on 01736 369296

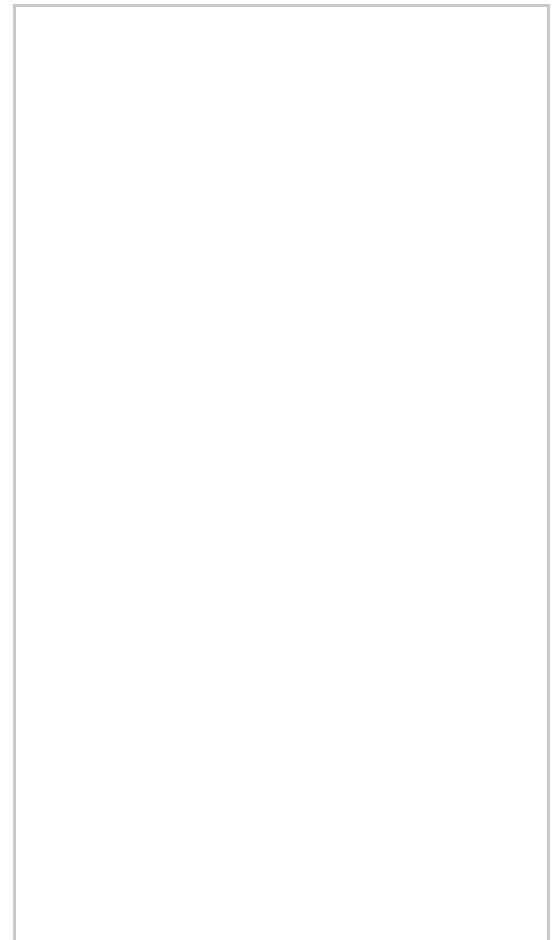
Directions

On entering Newlyn from Penzance go over Newlyn Bridge & follow the road around to the left, passing the COOP on your right and the fish market on your left. Follow the road up the hill and Boase Street is the 2nd Street on your right hand side. Go up Boase St. and approximately halfway up there is a pathway on your right, (between Boase St & Trewarveneth St.), the property will be found here on your left hand side.

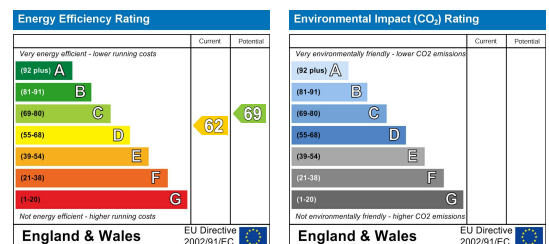
Area Map



Floor Plans



Energy Efficiency Graph



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