

LOT  
**91**

13 Parc Terrace, Newlyn, Penzance, Cornwall TR18 5AS

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terrace property requiring modernisation, having the benefit of two reception rooms with feature fireplaces and low maintenance front and rear gardens. The property is likely to appeal to those looking for a family home in this popular location and also to the residential lettings investors. Cash buyers only.

### Situated

Newlyn is a vibrant coastal town, famous for its working harbour, art galleries and bespoke shops catering for day to day needs, with further facilities and amenities available in Penzance town centre, along with a mainline railway station.

### Ground Floor

Entrance hall, sitting room, dining room and kitchen.

### First Floor

Landing, two double bedrooms, one single bedroom and a shower room.

### Outside

Low maintenance front and rear gardens.

### Tenure

Freehold

### Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

C

### Council Tax Band

B



### Note

Cash buyers only due to the property having been found to have Mundic Grade C2 in one of the samples, with the remaining samples being classified as Grade A1. Please refer to the legal pack for further information.

