

- NO ONWARD CHAIN/CHAIN FREE
- THREE BEDROOM TERRACED HOME
- PEACEFUL SOUGHT AFTER LOCATION
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- REQUIRES MODERNISATION THROUGHOUT
- NEARBY GARAGE EN-BLOC
- COMMUNAL GROUNDS TO THE FRONT
- EPC RATING - C72 / COUNCIL TAX BAND - D

## Description

**\*\*\* CHAIN FREE \*\*\*** - A three bedroom mid-terrace property that is located within this popular residential area to the fringe of Penzance town and is within a short distance to the Penzance promenade. The property, despite requiring modernisation, benefits from double glazing, front and rear gardens and a nearby garage en-bloc.

The home is warmed via a gas central heating system with accommodation in brief comprising living room, kitchen, dining room, sun room and WC to the ground floor with the three bedroom, WC and bathroom to the first floor.

An early inspection of this property is highly recommended to fully appreciate its potential and peaceful location.

## Location

Situated to the seaward side of Penzance town and but moments from the promenade along with being within a level walk of the landmark art deco Jubilee lido swimming pool and the fishing village of Newlyn. The town itself is easily accessible and offers an extensive range of leisure, educational and commercial facilities as well as a mix of cafes, restaurants, bars and galleries. On the other side of the picturesque harbour is the bus and mainline railway station that provides a direct link to London Paddington.

## Ground Floor

**Wooden door with fanlight window to... -**

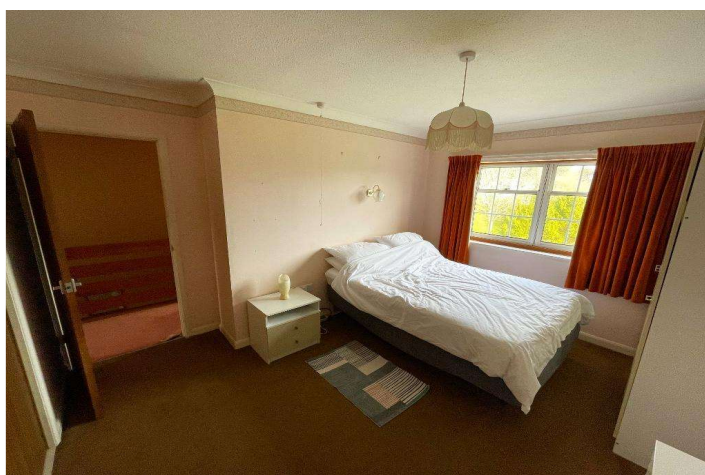
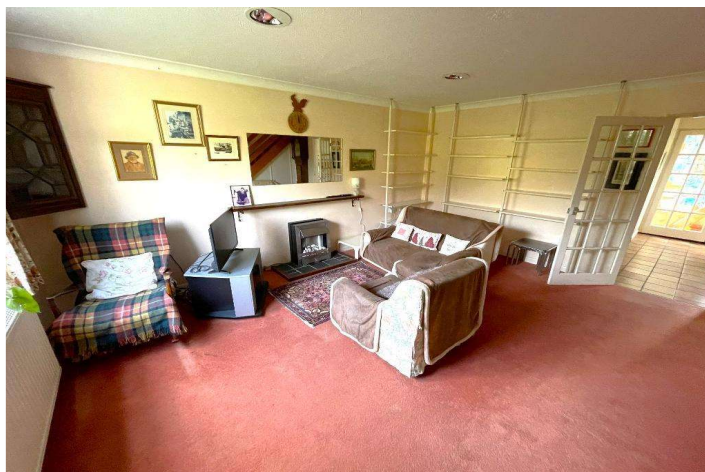
**ENTRANCE VESTIBULE** - Storage cupboard with sliding doors. Radiator. Wooden multi-paned door to...

**LIVING ROOM** - 17' 7" x 15' 7" (5.36m x 4.76m) (maximum measurements) Two double glazed windows to front. Stairs rise to first floor with storage under. Radiator. Wooden multi-paned door to...

**KITCHEN** - 10' 4" x 8' 11" (3.16m x 2.72m) Double glazed window to rear. Wooden multi-paned door to sun room. Work surface area with inset stainless steel twin sink unit. Cupboards and drawers below. Spaces for dishwasher, electric oven and upright fridge/freezer. Tiled surrounds with cupboards above. Tiled flooring. Radiator. Opening to...

**DINING ROOM** - 10' 4" x 8' 3" (3.16m x 2.54m) Wooden sash window gaining light from the sun room. Tiled flooring. Radiator.

**SUN ROOM** - 9' 1" x 6' 7" (2.77m x 2.03m) Wooden multi-paned French doors give access to the rear garden. Roof window. Further double glazed door giving side access to the garden. Loft access. Concertina door to...



**WC - 5' 8" x 2' 10" (1.75m x 0.88m)** Wooden obscure glazed window to side. Low level WC. Space for washing machine.

### First Floor

**FIRST FLOOR** - Loft access. Airing cupboard housing gas combination boiler. Radiator. Doors to...

**BEDROOM ONE - 12' 4" x 9' 8" (3.77m x 2.97m)** Double glazed windows to front. Built in wardrobe with sliding doors to the front. Radiator.

**BEDROOM TWO - 11' 4" x 8' 8" (3.47m x 2.66m)** Double glazed window to rear. Built in wardrobe with sliding doors to front. Radiator.

**BEDROOM THREE - 8' 4" x 7' 5" (2.56m x 2.28m)** Double glazed window to front. Radiator.

**BATHROOM - 6' 2" x 5' 6" (1.9m x 1.69m)** Obscure double glazed window to rear. Panelled bath with mains fed shower over and tiled surrounds. Pedestal wash hand basin. Radiator.

**WC - 6' 2" x 2' 7" (1.9m x 0.79m)** Obscure double glazed window to rear. Close coupled WC.

**OUTSIDE** - FRONT - Pathway leads to the front of the property with a lawn to the side along with a variety of trees and shrubs. REAR - Part patio paved rear garden with a slight raised seating area. Variety of mature shrubs. Wooden pedestrian gate leading to a walkway. Outside tap. There is also a nearby garage en-bloc measuring 4.69m x 2.71m with an up and over door to front.

**AGENTS NOTES - SERVICES** - Mains electric, gas, water and drainage.

**COUNCIL TAX BAND** - D

**LOCAL AUTHORITY** - Cornwall County Council

**TENURE** - Freehold

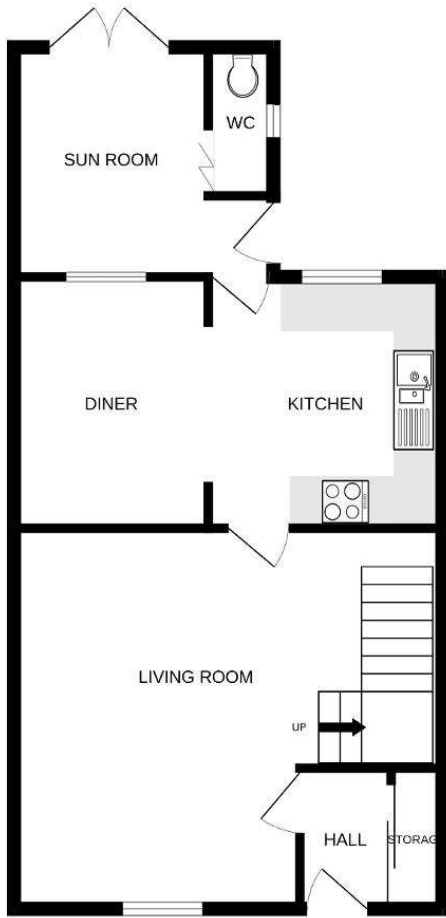
**CHARGES** - Communal residents service charge of approximately £280.00 per annum

**OTHER** - The property is subject to restrictive covenants therefore holiday letting along with using the property for the purpose of a business is prohibited.

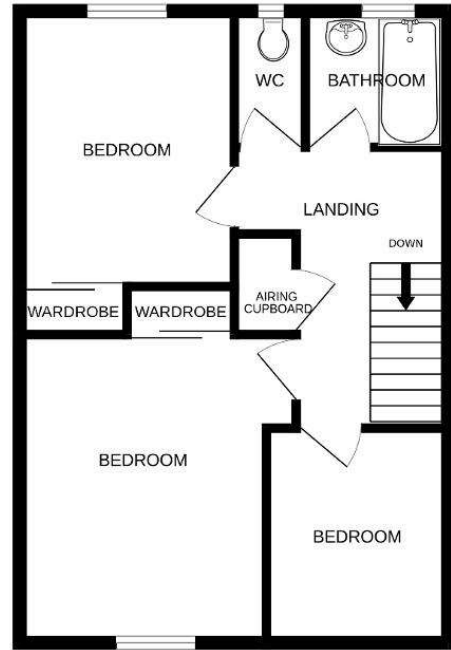
**VIEWINGS** - By appointment via Andrew Exelby Estate Agents - 01736 697414



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		