



Marshall's  
ESTATE AGENTS



Glen Afton, Alexandra Road,  
Penzance, Cornwall, TR18 4LZ







**GLEN AFTON, ALEXANDRA ROAD, PENZANCE, CORNWALL, TR18 4LZ**

**GUIDE PRICE £595,000 FREEHOLD**

A chance to acquire an extremely well presented five/seven bedroom townhouse, previously used as a guest house, but recently planning has been obtained to turn it into a large family home. The accommodation can be used in a variety of ways and really needs to be viewed internally to be appreciated to the full.

**\* FIVE/SEVEN BEDROOMS \* LIVING ROOM \* DINING ROOM \* PLAYROOM \***

**\* KITCHEN \* UTILITY ROOM \* MANY PERIOD FEATURES \* GAS CENTRAL HEATING \***

**\* FIVE EN SUITE SHOWER ROOMS \* ENCLOSED COURTYARD TO THE REAR \***

**\* FRONT TERRACED GARDEN \* SOUGHT AFTER LOCATION \* LEVEL WALK TO PROMENADE \***

**\* CONVENIENT FOR MOST AMENITIES \* EXCELLENT OPPORTUNITY \***

**\* VIEWING RECOMMENDED \* EPC = D \* COUNCIL TAX BAND = D \***

**\* APPROXIMATELY 229 SQUARE METRES \***

The property has spacious well proportioned living accommodation which would make an ideal family home. Offering spacious and versatile accommodation over three floors. Glen Afton is a fine character property located in a prime residential area of Penzance, within a short level walk of the Promenade and the main town of Penzance. Penlee park is just across the road and the area is serviced well with public transport. The property has been well maintained and really needs to be viewed internally to appreciate to the full. There are many period features throughout, along with en suite shower rooms to most of the bedrooms. There is an enclosed courtyard to the rear, which is of a westerly direction with rear pedestrian access and a small terraced courtyard to the front. Due to the popularity of properties such as this, we recommend an early appointment.

**ENTRANCE VESTIBULE:** Cornice, dado rail, stained glass door to:

**ENTRANCE HALL:** Cornice, dado rail, understairs storage cupboard, engineered oak flooring, radiator.

**LIVING ROOM:** 19' 0" x 15' 1" (5.79m x 4.60m) Into square bay window overlooking terraced courtyard, engineered oak flooring, sunken spotlights, radiator.

**DINING ROOM:** 14' 9" x 12' 0" (4.50m x 3.66m) Period style fireplace with log burner (not tested) set on a slate hearth, tiled floor, sunken spotlights, TV point, radiator, steps up to:

**REAR HALLWAY:** Tiled flooring, radiator, UPVC double glazed door to rear courtyard and double doors to:

**PLAYROOM:** 13' 6" x 9' 5" (4.11m x 2.87m) Previously used as a bedroom, cornice, picture rail, sunken spotlights.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, double size shower cubicle with chrome fitting, sunken spotlights, fully tiled walls and floor, chrome towel rail.

**KITCHEN:** 12' 4" x 9' 10" (3.76m x 3.00m) Stainless steel inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, worksurfaces and power points, free standing New World eight ringed gas range with extractor hood over (to remain), plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, UPVC double glazed windows, sunken spotlights, radiator, door to:

**UTILITY ROOM:** 11' 0" x 8' 7" (3.35m x 2.62m) Laminated flooring, sunken spotlights, radiator, UPVC double glazed doors to garden.

From entrance hall stairs to:

**HALF LANDING:** Laminated flooring, coving, radiator, access to roof space.

**BEDROOM THREE:** 12' 8" narrowing to 9' 9" x 9' 8" (3.86m - 2.97m x 2.95m) UPVC double glazed window, laminate flooring, coving, TV, sunken spotlights, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, semi circular shower cubicle with sliding glazed door and chrome fittings, fully tiled walls and floor, UPVC double glazed window, chrome towel rail.

**BEDROOM FOUR:** 10' 3" x 7' 5" (3.12m x 2.26m) UPVC double glazed window, laminate flooring, TV, sunken spotlights, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, double size shower cubicle with folding glazed doors and chrome fittings, fully tiled walls and floor, radiator.

Stairs from half landing to:

**FIRST FLOOR LANDING:** Laminated flooring, sunken spotlights.

**BEDROOM ONE:** 19' 0" x 13' 8" (5.79m x 4.17m) Into square bay window. Currently used as a living room, laminated flooring, TV point, sunken spotlights, radiator.

**BEDROOM TWO:** 13' 6" x 9' 0" (4.11m x 2.74m) UPVC Double glazed window, laminated flooring, sunken spotlights, TV and radiator.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, double size shower cubicle with folding glazed doors and chrome fittings, fully tiled walls and floor, radiator.

**BEDROOM FIVE/STUDY:** 11' 1" x 6' 0" (3.38m x 1.83m) Coving, radiator.

Stairs from landing to:

**SECOND FLOOR LANDING:** Velux window, laminate flooring.

**BEDROOM SIX:** 25' 7" x 8' 5" maximum (7.80m x 2.57m) (restricted head height in places) Deep recess, dormer window, sunken spotlights, eave storage, TV and two radiators.

**FORMER EN SUITE SHOWER ROOM:** Fully tiled walls and floor, the WC, wash hand basin and shower fittings have been removed but the plumbing is all still in place, chrome towel rail.

**BEDROOM SEVEN:** 7' 10" x 6' 6" (2.39m x 1.98m) Laminated flooring, Velux window, radiator.

**EN SUITE SHOWER ROOM:** White suite comprising pedestal wash hand basin, low level WC, shower cubicle with folding glazed door, chrome fittings, sunken spotlights, chrome towel rail.

**OUTSIDE:** To the rear of the property, there is an enclosed courtyard which has been decked for ease of maintenance with rear pedestrian access. The front courtyard being paved with raised flower borders and quarry tiled pathway leading to the front door.

**SERVICES:** Mains water, electricity, gas and drainage.

**AGENTS NOTE:** We understand from Openreach website that Ultra Fast Fibre Broadband should be available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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