



42 Pendennis Road, Penzance,  
Cornwall, TR18 2BA







**42 PENDENNIS ROAD, PENZANCE, CORNWALL, TR18 2BA**

**GUIDE PRICE £210,000**

An end of terrace two bedroom modern home with double glazing, gas centrally heated with front and rear gardens, situated in popular residential estate on the outskirts of Penzance.

**\* TWO DOUBLE BEDROOMS \* LOUNGE \* KITCHEN/DINING ROOM \***

**\* FRONT AND REAR GARDENS \* DOUBLE GLAZING \* GAS CENTRAL HEATING \***

**\* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 79 SQUARE METRES \***

An end of terrace, two bedroom modern house with front and rear gardens. The property enjoys lounge, kitchen/dining room with fitted cupboards, two double bedrooms and bathroom on the first floor, double glazed and gas centrally heated, and situated on the outskirts of Penzance.

UPVC double glazed door with double glazed panel into:

**MAIN HALLWAY:** Stairs rising with cupboard under, radiator, cupboard housing gas combination boiler, doors to:

**LOUNGE:** 11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to front, TV point, radiator.

**KITCHEN/DINING ROOM:** 16' 7" x 9' 6" (5.05m x 2.90m) Radiator, built in cupboard to one wall, double glazed window and sliding patio doors to the rear garden, base and wall units with worksurfaces and tiling over, stainless steel sink unit, gas cooker point, plumbing for washing machine.

**FIRST FLOOR LANDING:** Access to loft, radiator, shelved cupboard, doors to:

**BEDROOM ONE:** 16' 4" x 9' 7" (4.98m x 2.92m) Radiator, double glazed window to front, over stairs storage cupboard.

**BEDROOM TWO:** 11' 8" x 11' 3" (3.56m x 3.43m) Double glazed window to rear with views across open farmland, radiator.

**BATHROOM:** Double glazed window to rear, pedestal wash hand basin, WC, bath with electric shower over, radiator, extractor fan.

**OUTSIDE:** To the front of the property there is a lawned area, path to the side of the property leads to rear garden, which is laid to lawn with established shrub and plant borders and storage shed.

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

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband should be available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled 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.

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