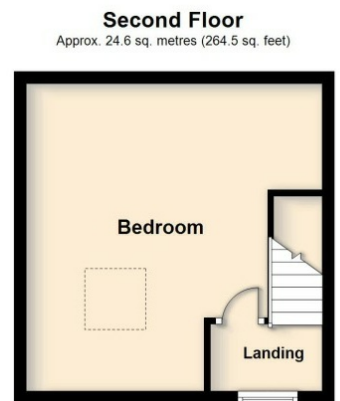
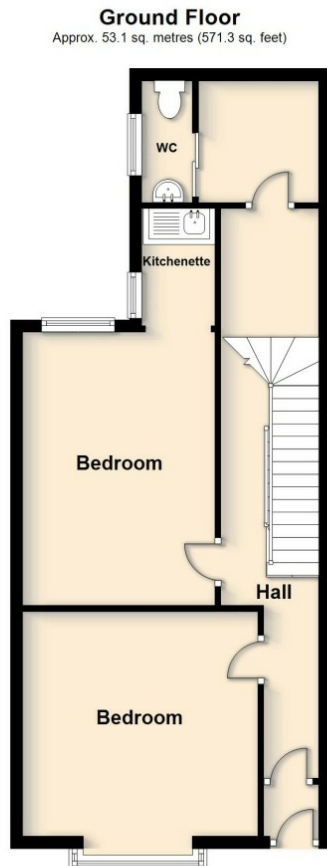
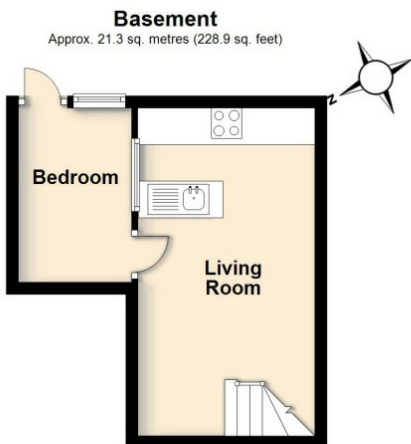
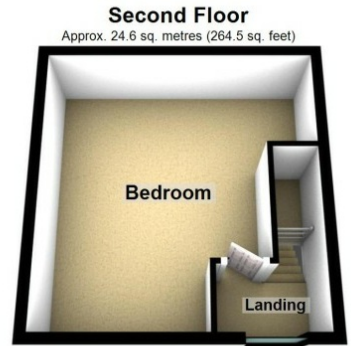
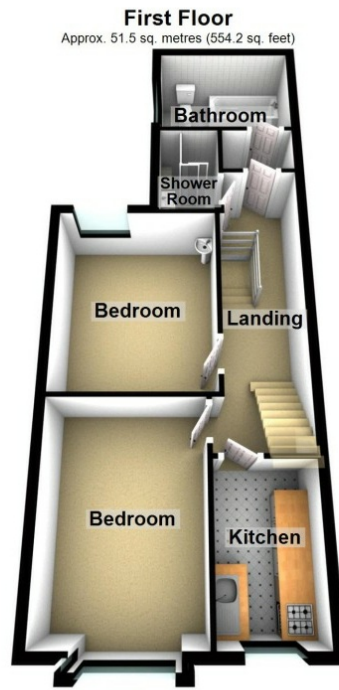
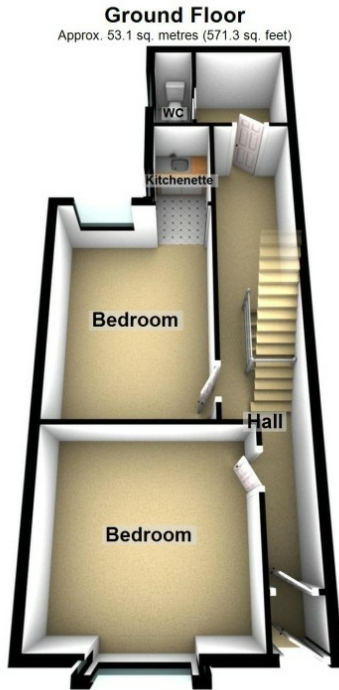




Marshall's
ESTATE AGENTS



5 Treneere Road, Penzance, Cornwall, TR18
2PH



5 TRENEERE ROAD, PENZANCE, CORNWALL, TR18 2PH

GUIDE PRICE £315,000 FREEHOLD

A rare opportunity to acquire a former 3/4 bedroom terrace townhouse, currently used as a HMO being divided into six units, centrally located and producing a gross income in the region of £32,000 per annum.

*** SIX BEDSITS * LICENSED HMO WITH CORNWALL COUNCIL * COMMUNAL FACILITIES ***

*** CONVENIENT POSITION * CLOSE TO MOST AMENITIES * POPULAR LOCATION ***

*** IDEAL INVESTMENT * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = C * APPROXIMATELY 151 SQUARE METRES ***

A chance to acquire a substantial terrace townhouse located in the centre of Penzance, conveniently placed to most amenities and currently let on a multiple occupancy basis, divided into six bedsits with a gross income in the region of £32,000 per annum. The property would easily revert back to a family home, subject to any necessary planning permission. Treneere Road is conveniently placed and we would recommend an early appointment.

ENTRANCE HALL:

BEDSIT TWO: 16' 4" x 12' 8" (4.98m x 3.86m) Into bay window.

BEDSIT THREE: 12' 4" x 9' 10" (3.76m x 3.00m)

KITCHENETTE: 5' 4" x 3' 11" (1.63m x 1.19m)

UTILITY ROOM: 9' 9" x 7' 4" (2.97m x 2.24m)

CLOAKROOM: Wash hand basin, WC.

Stairs from hallway down to:

LOWER GROUND FLOOR:

FLATLET ONE:

LIVING AREA: 9' 6" x 9' 4" (2.90m x 2.84m) Understairs area, opening to:

KITCHENETTE: 9' 6" x 8' 3" (2.90m x 2.51m) Range of cupboards and drawers.

BEDROOM AREA: 10' 8" x 5' 8" (3.25m x 1.73m) Double glazed doors to garden.

COURTYARD: Two sheds with rear pedestrian access.

From entrance hall stairs to:

FIRST FLOOR

BEDSIT FOUR: 16' 2" x 9' 8" (4.93m x 2.95m) Into bay window.

BEDSIT FIVE: 12' 3" x 10' 1" (3.73m x 3.07m)

KITCHEN: 8' 5" x 6' 1" (2.57m x 1.85m)

BATHROOM: 9' 6" x 6' 8" (2.90m x 2.03m) Panelled bath, pedestal wash hand basin, low level WC.

SHOWER ROOM: 6' 7" x 4' 1" (2.01m x 1.24m) Shower cubicle, wash hand basin, low level WC.

Stairs from first floor landing to:

SECOND FLOOR

BEDSIT SIX 14' 6" x 12' 6" (4.42m x 3.81m) Restricted head height in places.

NB: The property is a registered HMO under licence from Cornwall Council. The gross income is in the region of £32,000 per annum before expenses. Electricity, water and gas are included in the rentals. We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodaphone which was adequate. The property is constructed of granite under a slate roof. The property is owned by the partners of Marshall's.

SERVICES: Mains water, electricity, gas and drainage.

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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