



11 St. Clare Street, Penzance,
Cornwall, TR18 2PB









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GUIDE PRICE £285,000 FREEHOLD

A two/three bedroom period terrace house situated close to Penzance town centre and offering courtyard parking and garage to the rear with no onward chain.

*** TWO DOUBLE BEDROOMS * GROUND FLOOR BEDROOM THREE ***

*** LOUNGE/DINING ROOM * KITCHEN * SHOWER ROOM ***

*** OFF STREET PARKING * GRADE II LISTED * GARAGE * NO ONWARD CHAIN ***

*** GAS CENTRAL HEATING * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 127 METRES TO INCLUDE GARAGE ***

A mid terrace period Grade II Listed two/three bedroom house situated on the outskirts of Penzance, yet within close walking distance of the town centre and all its amenities. The accommodation comprises of lounge/dining room, kitchen, shower room and bedroom three/study on the ground floor. There are two double bedrooms on the first floor. A particular feature of the property are the enclosed courtyard gardens to the rear with garage and further parking. The house is offered for sale with no onward chain, is double glazed where stated and gas centrally heated. Viewing recommended.

Wooden door into:

OUTER HALLWAY: Half glazed door into:

MAIN HALL: Stairs rising, half glazed door into:

LOUNGE/DINING ROOM: 22' 5" x 12' 3" (6.83m x 3.73m) Large multipaned bow window to front, radiator, two gas fireplaces on slate hearth and surround, understairs storage cupboard, wall lights, door into:

REAR HALLWAY: Sliding door into:

BEDROOM THREE/STUDY: 8' 7" x 7' 2" (2.62m x 2.18m) Internal window overlooking dining room and kitchen, UPVC double glazed window to side, radiator.

Open doorway from rear hallway into:

KITCHEN: 13' 8" maximum x 8' 1" (4.17m x 2.46m) L shaped. Double glazed to rear and side, base and wall units, tiled floor, one and half bowl sink unit, electric oven, gas hob, plumbing for washing machine, combination boiler, doors to:

REAR LOBBY: Fitted shelving, door to:

WET ROOM: Windows to rear, pedestal wash hand basin, WC, radiator, inset spotlights, walk in shower.

SUN ROOM: 7' 5" x 4' 5" (2.26m x 1.35m) Tiled floor, radiator, polycarbonate roof, double glazed window and door to rear courtyard.

FIRST FLOOR LANDING: Access to loft, doors to:

BEDROOM ONE: 15' 6" x 11' 2" (4.72m x 3.40m) Two sash windows to front, radiator.

BEDROOM TWO: 11' 2" x 9' 11" (3.40m x 3.02m) Double glazed window to rear, radiator.

OUTSIDE: To the rear of the property there is an enclosed courtyard which can offer parking for a further vehicle as the garage has two doors. This courtyard leads to the:

GARAGE: 21' 7" x 16' 11" (6.58m x 5.16m) Electric doors to both front and rear, pedestrian gated access to rear service lane.

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