

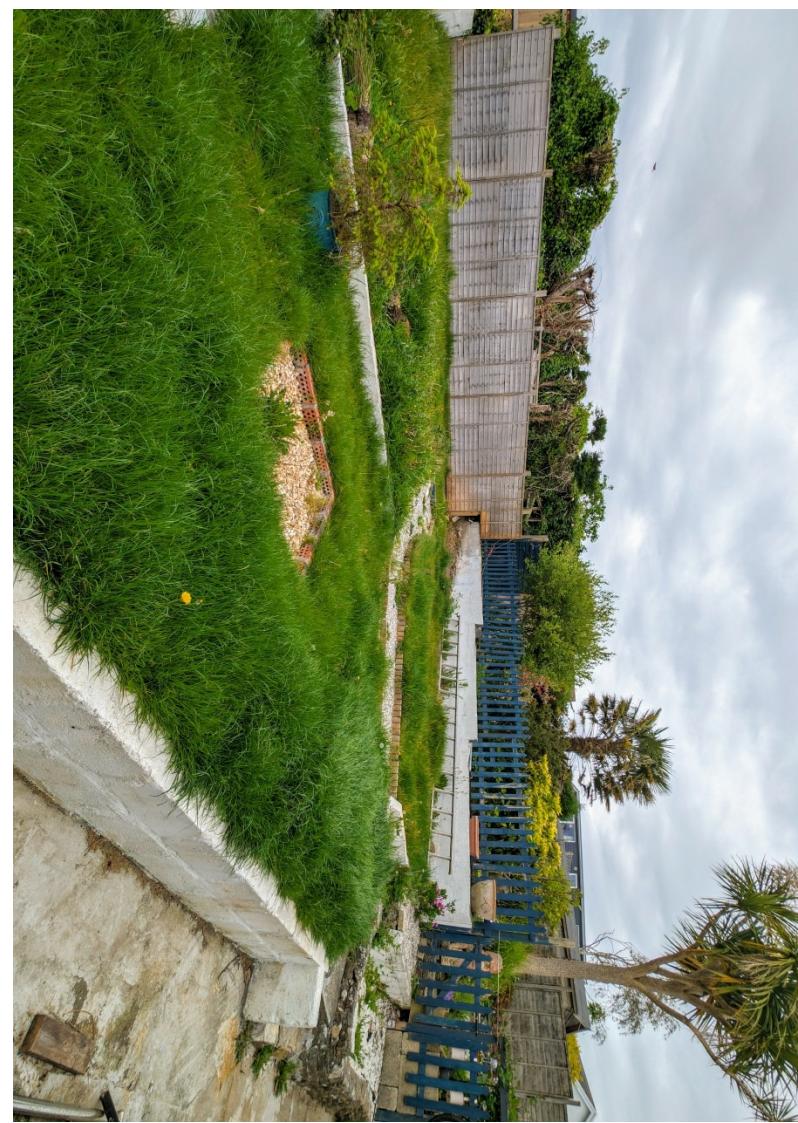


37 Polmor Road, Crowlas,
Penzance, Cornwall, TR20 8DW









37 POLMOR ROAD, CROWLAS, PENZANCE, CORNWALL, TR20 8DW

GUIDE PRICE £260,000 FREEHOLD

A good size three bedroom family home with garage, gardens and parking situated in the popular village of Crowlas.

*** THREE BEDROOMS * LIVING ROOM * KITCHEN / DINING ROOM ***

*** FIRST FLOOR BATHROOM * GOOD SIZE GARDENS TO THE FRONT AND REAR ***

*** GARAGE * PARKING * NO ONWARD CHAIN * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 68 SQUARE METRES ***

Introducing a spacious three-bedroom family home in the charming village of Crowlas. This property comes complete with a garage, gardens, and parking, offering the perfect space for your family to call home. The property has been rented for some time and would benefit from some updating and improvement. Being sold with no onward chain, we suggest scheduling an early viewing to explore its potential.

THREE STEPS UP TO DOUBLE GLAZED FRONT DOOR OPENING TO:

ENTRANCE HALL: 5' 10" x 3' 8" (1.78m x 1.12m) Radiator, cloaks hanging space, internet point, staircase rising. Door to:

LIVING ROOM: 13' 10" x 12' 11" maximum (4.22m x 3.94m) Double glazed window overlooking front garden, understairs cupboard, radiator. Opening to:

KITCHEN / DINING ROOM: 15' 11" x 7' 11" (4.85m x 2.41m) Range of base and wall mounted units with work surface and power points over, space and point for electric oven, single bowl stainless steel sink unit with mixer tap, cupboard housing wall mounted propane gas boiler, radiator, double glazed door and window from the kitchen area to the rear garden, sliding door from dining area to rear garden (not working).

FIRST FLOOR LANDING: Access to loft space, UPVC double glazed window to the side.

BEDROOM ONE: 11' 11" x 10' 0" including build in cupboard (3.63m x 3.05m) Double glazed window overlooking the front garden, built in shelved cupboard, radiator.

BEDROOM TWO: 10' 0" x 9' 11" (3.05m x 3.02m) Double glazed window overlooking the rear garden, radiator.

BEDROOM THREE: 6' 8" x 5' 7" (2.03m x 1.70m) Double glazed window overlooking the front garden, radiator.

BATHROOM: 5' 7" x 5' 4" (1.70m x 1.63m) White suite comprising panelled bath with electric shower over, low level w.c., pedestal wash hand basin, radiator, fully tiled walls, extractor fan, double glazed window to the rear.

OUTSIDE:

To the rear of the property there is a good size garden with patio area and raised garden predominantly laid to lawn with fence and wall surround, useful storage shed, propane gas bottles for heating, access to gated pathway to the side of the property. Pedestrian door to:

GARAGE: 18' 4" x 8' 1" (5.59m x 2.46m) Metal up and over door, power and light, window to the side.

To the front of the property there is a driveway with parking for approximately 2 vehicles along with a garden area, again laid to lawn.

SERVICES: Mains water, electricity and drainage. Propane gas bottles for heating.

AGENTS NOTE: We understand from the Openreach website that Superfast Fibre Broadband (FTTC) should be available at the property. The property is constructed of block under a tiled roof. We checked the mobile signal for EE which was good. There is a covenant stating that no trade or business may be run from the property.

DIRECTIONAL NOTE: From Marshall's Penzance office proceed into the village of Crowlas along the A30, reaching the village turn left at the Star Inn then taking the first road right into Tregender Road. From Tregender Road take the second right into Polmor Road whereby the property can be found on your right hand side.

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.
