



1 South Terrace, Penzance,
Cornwall, TR18 4DP









1 SOUTH TERRACE, PENZANCE, CORNWALL, TR18 4DP

ASKING PRICE £425,000 FREEHOLD

An end of terrace four bedroom period house situated directly on the Promenade with sea views.

*** FOUR BEDROOMS * STUDY * TWO RECEPTION ROOMS * KITCHEN ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR SHOWER ROOM * COTTAGE STYLE GARDENS ***

*** SEA VIEWS * NO ONWARD CHAIN * EPC = E * COUNCIL TAX BAND = E ***

*** APPROXIMATELY 130 SQUARE METRES ***

An end of terraced period four bedroom house with cottage style gardens to the front and directly situated on Penzance Promenade giving uninterrupted views across Mounts Bay towards Newlyn and Penlee Point. The accommodation consists of the four bedrooms and large bathroom on the first floor of which bedroom one and two enjoy the aforementioned views. On the ground floor there are two reception rooms, study, kitchen and wet room. A particular feature of this property are the beautiful enclosed cottage style gardens to the front. The house is double glazed and is offered for sale with NO ONWARD CHAIN. Viewing is highly recommended.

UPVC double glazed door into:

PORCH: Double glazed to two sides with tiled floor, half glazed door into:

DINING ROOM: 12' 7" x 12' 3" (3.84m x 3.73m) Double glazed windows to front, tiled floor, built in book shelves, fireplace to one wall with cast iron wood burner on slate hearth, doors to:

LOUNGE: 14' 3" x 12' 3" (4.34m x 3.73m) Double glazed bay window to front, night storage heater, open fireplace to one wall, built in book shelves.

Door from dining room into:

KITCHEN: 12' 6" x 8' 8" (3.81m x 2.64m) Window to rear, base and wall units with electric cooker point, plumbing for washing machine and dishwasher, one and a half bowl stainless steel sink unit.

HALLWAY: Stairs rising with cupboard under, electric heater, double glazed door to outside, shelved recess, doors to:

STUDY: 10' 2" x 7' 2" (3.10m x 2.18m) Double glazed window to side, night storage heater.

WETROOM: Electric shower, vanity wash hand basin, WC, inset spotlights, heated towel rail, shaver point, fan heater.

FIRST FLOOR LANDING: Window to rear, doors to:

BEDROOM ONE: 14' 2" x 12' 9" (4.32m x 3.89m) Double glazed bay window to front with sea views, night storage heater, access to loft.

BEDROOM TWO: 12' 9" x 12' 7" (3.89m x 3.84m) Double glazed window to front with sea views, cupboard to one wall.

BEDROOM THREE: 11' 10" x 7' 10" (3.61m x 2.39m) Double glazed window to side.

BEDROOM FOUR: 11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window to side, pedestal wash hand basin.

BATHROOM: Window to rear, WC, bidet, vanity wash hand basin, bath, cupboard housing hot water tank, loft access.

OUTSIDE: To the front of the property, beautiful cottage style garden, enclosed by granite wall and wood fencing with central pathway leading to sun terrace in front of the house. Gardens are laid to lawn with established shrubs and plant borders and wooden shed.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a tiled roof. The previous owners have been renting a parking space in Queen Street car park and the owners of the parking said they are happy for the new owners to take over the rental space on completion but this is not guaranteed.

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.
