



12a Penrose Terrace, Penzance,
Cornwall, TR18 2HQ









12A PENROSE TERRACE, PENZANCE, CORNWALL, TR18 2HQ

GUIDE PRICE £275,000 FREEHOLD

- * **THREE BEDROOMS * LIVING ROOM/DINING ROOM * EXTREMELY WELL FITTED KITCHEN ***
- * **GAS CENTRAL HEATING * DOUBLE GLAZING * NUAIRE FORCED VENTILATION ***
- * **TIMBER FLOORING * FIRST FLOOR BATHROOM * GOOD DECORATIVE ORDER ***
- * **IDEAL FAMILY OR INVESTMENT HOME * CONVENIENT POSITION * CONSERVATION AREA ***
- * **GRADE II LISTED * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * **EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 73 SQUARE METRES ***

A chance to acquire an extremely well presented three bedroom double fronted character cottage, located in the centre of Penzance, within close proximity of most amenities. The property has spacious, well-proportioned accommodation, which the present vendor has maintained to a high standard and really needs to be viewed internally to appreciate to the full. There is an enclosed courtyard to the rear, along with side pedestrian access and the main shopping area of Penzance is only a short walk away. Penrose Terrace is conveniently placed near the main line station, along with access to Mount's Bay in a Conservation Area and is Grade II Listed. Due to the popularity of properties such as this, we recommend an early appointment.

Entrance door to:

LIVING ROOM/DINING ROOM: 21' 3" x 11' 9" (6.48m x 3.58m) Engineered oak flooring, double glazed windows, understairs area, TV point, two radiators. Steps up to:

KITCHEN: 11' 8" x 10' 7" (3.56m x 3.23m) Inset sink unit with cupboards below, range of fitted wall and base units, Silestone worksurfaces, built in oven, four ring hob and extractor hood, integrated fridge, freezer and dishwasher, slate flooring, double glazed window, washer/dryer, skirting board heater, door to courtyard.

Stairs from lounge/dining room to:

FIRST FLOOR LANDING: Engineered oak flooring, radiator, access to roof space.

BEDROOM ONE: 11' 9" x 11' 7" (3.58m x 3.53m) Engineered oak flooring, double glazed window, radiator.

BEDROOM TWO: 10' 7" x 6' 0" (3.23m x 1.83m) Engineered oak flooring, double glazed window, radiator.

BEDROOM THREE: 10' 3" x 5' 8" (3.12m x 1.73m) Engineered oak flooring, double glazed window, radiator.

BATHROOM: White suite comprising panelled bath with shower over and chrome fittings, glazed screen, low level WC with concealed cistern, wash hand basin with cupboards below, further built in cupboards, double glazed window, chrome towel rail/radiator.

OUTSIDE: Enclosed courtyard to the rear, cold tap and side pedestrian access.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What Three Words" app: [///countries.cutaway.sliding](https://www.what3words.com/)

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate tiled roof.

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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Lettings
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