



88 Pendennis Road, Penzance,  
Cornwall, TR18 2BE







**88 PENDENNIS ROAD, PENZANCE, CORNWALL, TR18 2BE**

**GUIDE PRICE £210,000 FREEHOLD**

**\* TWO BEDROOMS \* LIVING ROOM \* 16FT KITCHEN/DINING ROOM \***

**\* GOOD DECORATIVE ORDER THROUGHOUT \* IDEAL FAMILY HOME OR FIRST TIME BUY \***

**\* SOUGHT AFTER LOCATION \* ENCLOSED REAR GARDEN \* WELL EQUIPPED SHOWER ROOM \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \* EPC = C \***

**\* COUNCIL TAX BAND = B \* APPROXIMATELY 78 SQUARE METRES \***

A chance to acquire a well presented two bedroom terraced family home, located in the town of Penzance, close to most amenities and offered for sale in good decorative order throughout. The property has well proportioned living accommodation which would make an ideal family home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the courtyard to the rear, which is paved and offers a good degree of privacy. Pendennis Road is a popular area in the town and we recommend an early appointment.

**ENTRANCE HALL:** Understairs storage cupboard, telephone point, radiator.

**LIVING ROOM:** 11' 11" x 11' 9" (3.63m x 3.58m) UPVC double glazed window, TV point, radiator.

**KITCHEN/DINING ROOM:** 16' 5" x 9' 5" (5.00m x 2.87m) Stainless steel one and half bowl sink unit, UPVC double glazed window overlooking garden, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring gas hob with extractor hood over, plumbing for washing machine, laminated flooring, large pantry cupboard, UPVC double glazed door to garden.

Stairs from entrance hall to:

**FIRST FLOOR LANDING:** Cupboard housing combi gas central heating boiler, access to roof space.

**BEDROOM ONE:** 16' 7" x 11' 11" (5.05m x 3.63m) UPVC double glazed window, range of built in wardrobes with cupboards above, radiator.

**BEDROOM TWO:** 11' 9" x 11' 4" (3.58m x 3.45m) UPVC double glazed window with far reaching countryside views, radiator.

**SHOWER ROOM:** White suite comprising semi circular shower cubicle with chrome fittings, vanity unit with wash hand basin and cupboards below, further range of cupboards, low level WC, UPVC double glazed window, chrome column radiator.

**OUTSIDE:** Enclosed rear garden which offers a good degree of privacy, which has been paved for ease of maintenance, outside storage cupboard, shed, shrubs and plants, outside tap.

**SERVICES:** Mains water, electricity, gas and drainage.

**DIRECTIONS:** Via "What3Words" app: [///trappings.note.sunset](https://www.what3words.com/trappings.note.sunset)

**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 concrete block 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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