



16 Taroveor Terrace, Penzance,  
Cornwall, TR18 2SY









**16 TAROVEOR TERRACE, PENZANCE, CORNWALL, TR18 2SY**

**GUIDE PRICE £250,000 FREEHOLD**

**\* THREE BEDROOMS \* LOUNGE/DINING ROOM \* KITCHEN \* GROUND FLOOR BATHROOM \***

**\* PARKING SPACE FOR ONE VEHICLE \* PATIO GARDENS TO FRONT AND REAR \***

**\* NO ONWARD CHAIN \* CLOSE TO ALL TOWN AMENITIES \* EPC = D \* COUNCIL TAX BAND = B**

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**\* APPROXIMATELY 69 SQUARE METRES \***

A nicely presented three bedroom terraced cottage situated within a no-through road close to the town centre of Penzance and offered for sale with no onward chain. The accommodation comprises of hallway with stairs rising, lounge/dining room, kitchen and bathroom on the ground floor. There are three double bedrooms on the first floor and to the front of the property there is a resident parking space, patio garden and rear courtyard.

UPVC double glazed door into:

**HALLWAY:** Further door into:

**LOUNGE/DINING ROOM** 18' 10" x 13' 7" (5.74m x 4.14m) Stairs rising, double glazed windows to front and rear, window seat, fireplace to one wall with gas fire, alcove storage, display cabinets, aerial and broadband point, radiator, storage understairs cupboard. Door to:

**KITCHEN:** 10' 6" x 7' 6" (3.20m x 2.29m) Double glazed wooden window, range of base units with rolltop worksurfaces and tiling over, single drainer sink unit, plumbing for washing machine, space for cooker and fridge/freezer, wall mounted combination boiler.

**REAR LOBBY:** Half glazed door into rear courtyard, space for fridge and microwave, door to:

**BATHROOM:** Wooden window, white suite comprising bath with electric shower over, pedestal wash hand basin, low level WC, radiator, extractor fan.

**FIRST FLOOR LANDING:** Access to loft, doors to:

**BEDROOM ONE:** 13' 7" x 9' 0" (4.14m x 2.74m) Wooden window to front, built in mirrored wardrobes, radiator.

**BEDROOM TWO:** 9' 6" x 8' 3" (2.90m x 2.51m) Wooden window to rear, radiator.

**BEDROOM THREE:** 10' 5" x 7' 6" (3.17m x 2.29m) Wooden window to rear, radiator.

**OUTSIDE:** To the front there is a resident parking space, leading to a small paved garden with fencing, fully enclosed walled rear courtyard with outside tap.

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

**DIRECTIONS:** Via "What3Words" app: [///loving.order.roadblock](https://www.what3words.com/loving.order.roadblock)

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. The property is constructed of granite 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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