



10 Trenoweth Road, Penzance,
Cornwall, TR18 4RS



Marshall's

ESTATE AGENTS







10 TRENOWETH ROAD, PENZANCE, CORNWALL, TR18 4RS

GUIDE PRICE £240,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * FRONT AND REAR GARDENS * NO ONWARD CHAIN ***

*** POPULAR LOCATION * NICELY PRESENTED * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 67 SQUARE METRES ***

A nicely presented two bedroom semi detached house, situated in the popular Alverton area on the outskirts of Penzance with gardens to both the front and rear. The accommodation comprises of two double bedrooms and bathroom on the first floor, lounge/dining room, kitchen, office/utility and store room on the ground floor. The property, as previously mentioned has gardens to both the front and rear. Alverton is a popular residential location on the outskirts of Penzance and has good transport links to the town itself, with shops and public houses. The property is offered for sale with no onward chain and viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Stairs rising with cupboard under, electric panel heater, door to:

LIVING ROOM: 17' 3" x 10' 11" (5.26m x 3.33m) Double glazed windows to both the front and rear, laminate floor, electric panel radiator.

KITCHEN: 11' 11" x 10' 5" (3.63m x 3.17m) Double glazed window to rear and wooden door to utility room/office, Range of wall and base level units with worksurfaces over, space for electric cooker, washing machine, tumble dryer and fridge/freezer, single bowl ceramic sink unit.

UTILITY ROOM/OFFICE: 7' 1" x 6' 1" (2.16m x 1.85m) Ceramic sink.

FIRST FLOOR LANDING: Loft hatch, electric heater, cupboard housing hot water tank, double glazed window to front, doors to:

BEDROOM ONE: 17' 3" x 11' 0" (5.26m x 3.35m) Double glazed windows to both front and rear, built in wardrobe.

BEDROOM TWO: 11' 10" x 8' 6" (3.61m x 2.59m) Double glazed window to rear, built in wardrobe.

BATHROOM: Double glazed window to side, white suite comprising bath with shower over, pedestal wash hand basin, low level WC, vinyl floor.

OUTSIDE: The gardens are laid to lawn to both the front and rear, the rear is fenced, giving a high degree of privacy, outside tap and storage room.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///nightcap.headlight.entry

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