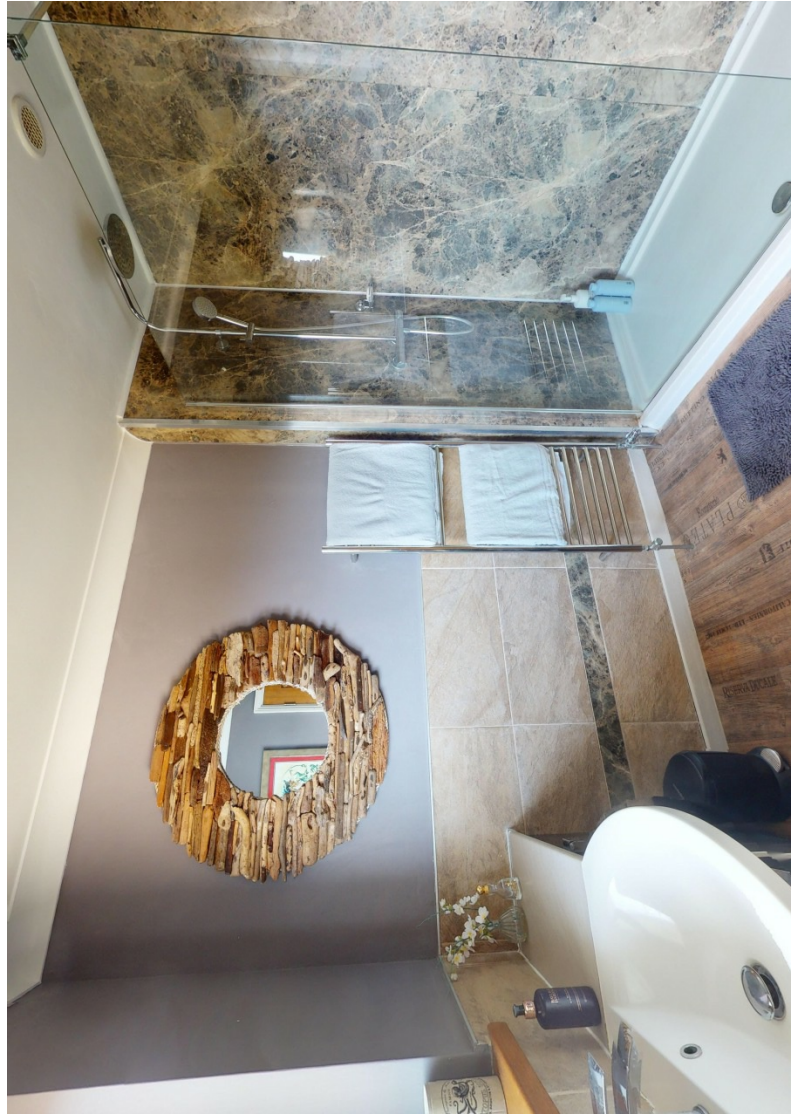


13 Lansdowne Place, Penzance,
Cornwall, TR18 4QB









13 LANSDOWNE PLACE, PENZANCE, CORNWALL, TR18 4QB

GUIDE PRICE £375,000 FREEHOLD

*** THREE/FOUR DOUBLE BEDROOMS * FIRST FLOOR SHOWER ROOM * 21FT LIVING ROOM ***

*** FULLY FITTED KITCHEN/DINING ROOM * GROUND FLOOR CLOAKROOM ***

*** OFFICE/BEDROOM FOUR * OFF STREET PARKING * ENCLOSED REAR GARDENS ***

*** POPULAR LOCATION * EPC= C * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 128 SQUARE METRES ***

A beautifully presented house which has been extended extensively within the last 10 years to provide spacious and flexible accommodation with the addition of an office/bedroom four with its own entrance. The accommodation comprises of fully fitted kitchen/dining room, 21ft living room with patio doors onto garden, office/annexe accommodation with separate WC, and utility area, three double bedrooms and shower room on the first floor. There is tarmacked area to the front of the property, giving access to the rear landscaped garden which is levelled out, walled and paved, with various patio areas and established shrubs and trees and a timber shed. The property is situated in the popular Alverton area on the outskirts of Penzance with local amenities, such as a convenience store, public house and primary school. Viewing is recommended to fully appreciate the location and accommodation of this beautiful property.

UPVC double glazed door into:

ENTRANCE HALL: Double glazed windows to front, fitted cupboard, oak door into:

OFFICE/BEDROOM FOUR: 19' 0" x 11' 6" (5.79m x 3.51m) Two UPVC double glazed windows, electric wall panel heaters, phone, internet and USB points throughout to accommodate desks. Door to:

UTILITY AREA: Stainless steel sink and drainer, gas combination boiler, UPVC window, further door into:

CLOAKROOM: Low level WC, wash hand basin, cupboard housing electric meter.

ENTRANCE INTO MAIN HOUSE

HALLWAY: Smoke alarm, understairs storage cupboard with stairs rising, radiator, laminate wood floor, doors to:

KITCHEN: 11' 7" x 6' 2" (3.53m x 1.88m) Two double glazed windows, modern range of wall and base level units, inset gas hob with oven, grill and extractor fan over, one and a half bowl stainless steel sink and drainer, space and plumbing for dishwasher and washing machine and further space for fridge/freezer.

DINING ROOM: 11' 7" x 9' 0" (3.53m x 2.74m) Range of wall and base level units, radiator, vinyl floor, fitted alcove to one wall.

LIVING ROOM: 21' 5" x 13' 1" (6.53m x 3.99m) Double aspect UPVC windows and further patio doors to garden, wood fireplace with inset digital effect real flame fire, built in cupboard, laminate floor, radiator (extension added approximately late 1990's)

FIRST FLOOR LANDING: Solid oak and glass balustrade, loft hatch (partially boarded and insulated), PIV system, smoke alarm, cupboard housing tumble dryer, doors to:

BEDROOM ONE: 14' 0" x 10' 5" (4.27m x 3.17m) UPVC double glazed window, built in wardrobe and storage, radiator, aerial point.

BEDROOM TWO: 12' 1" x 10' 5" (3.68m x 3.17m) UPVC double glazed window, built in wardrobe and storage, radiator, aerial point.

BEDROOM THREE: 10' 9" x 7' 9" (3.28m x 2.36m) UPVC double glazed window, built in storage sliding mirrored wardrobe, radiator, aerial point.

OUTSIDE: To the front is tarmacked with parking for several vehicles with pedestrian side access to the rear garden which recently been levelled with fully enclosed by high level wall and paved with various patio areas, outside tap, double socket point, various shrubs and established trees and:

TIMBER SHED: 12' 0" x 8' 0" (3.66m x 2.44m) Lighting and power.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTES: 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 block under a concrete tiled roof.

DIRECTIONS: Via "What3Words" app: ///distract.craftsmen.messy

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.

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