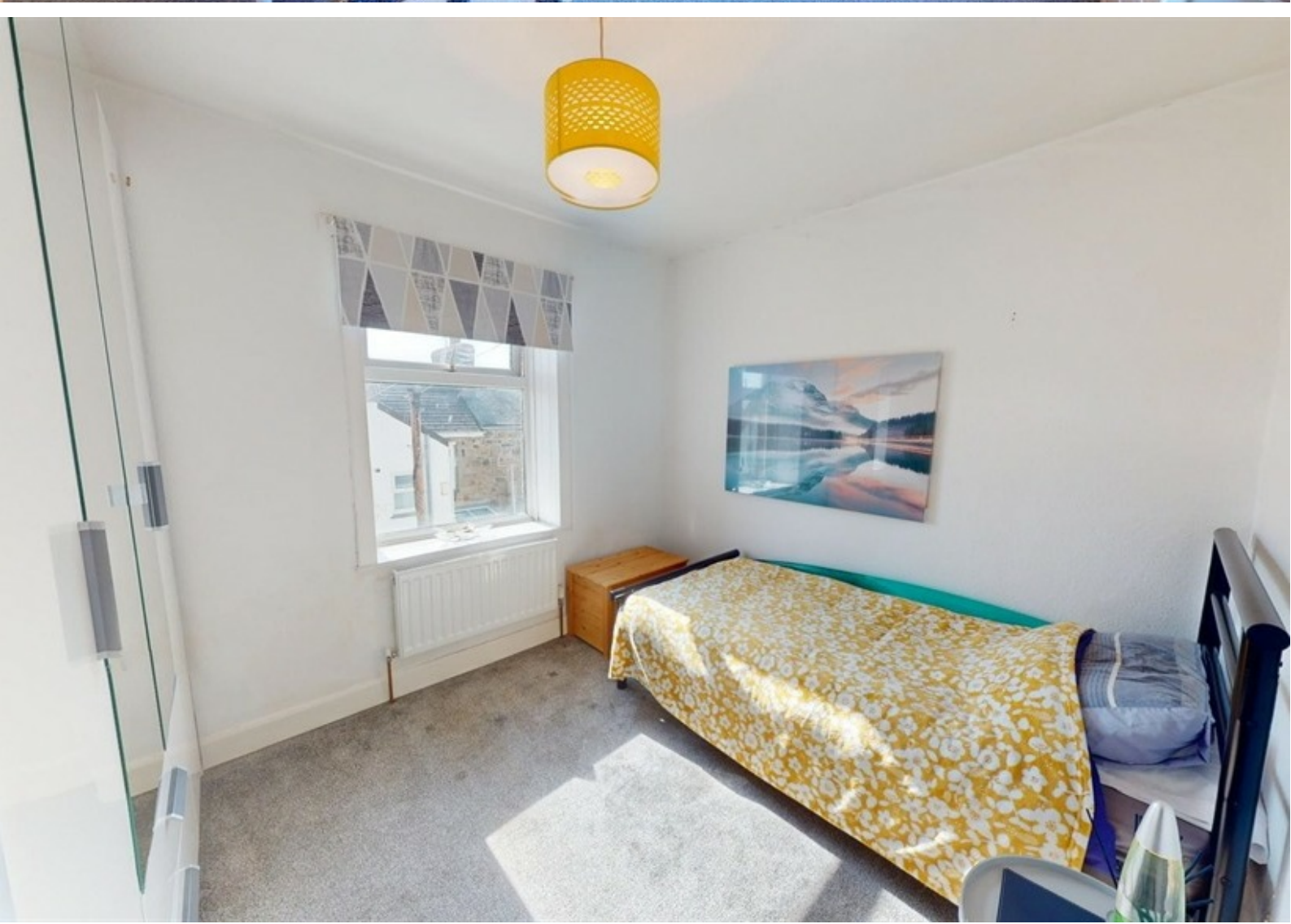


15 Gwavas Street, Penzance,
Cornwall, TR18 2DF









15 GWAVAS STREET, PENZANCE, CORNWALL, TR18 2DF

GUIDE PRICE £200,000 FREEHOLD

*** TWO BEDROOMS * LOUNGE/DINING ROOM * FITTED KITCHEN ***

*** GROUND FLOOR SHOWER ROOM * GOOD DECORATIVE ORDER ***

*** IDEAL FIRST TIME BUYING * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** CONVENIENT POSITION * CLOSE TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 53 SQUARE METRES ***

An ideal opportunity for a first time buyer to acquire a well presented two bedroom terrace cottage, located in the centre of Penzance, within close proximity of most amenities. The property has well proportioned accommodation, which has been well cared for and really needs to be viewed internally to appreciate to the full. We recommend an early appointment.

ENTRANCE HALL: Tiled flooring, half glazed door to:

LIVING ROOM/DINING ROOM: 18' 2" x 13' 9" (5.54m x 4.19m) UPVC double glazed window to front and rear, decorative fireplace with inset electric fire, TV point, phone point, broadband, radiator.

KITCHEN: 7' 11" x 5' 9" (2.41m x 1.75m) Inset single drainer sink unit with cupboards below, range of wall and base units, worksurfaces, built in oven and four ring hob with extractor hood over, UPVC double glazed window. Steps to:

SHOWER ROOM: White suite comprising shower cubicle, pedestal wash hand basin, low level WC, two UPVC double glazed windows, column radiator.

Stairs from living room/dining room to:

FIRST FLOOR LANDING

BEDROOM ONE: 13' 9" x 8' 10" (4.19m x 2.69m) Two UPVC double glazed windows, radiator, access to roof space.

BEDROOM TWO: 10' 7" x 8' 8" (3.23m x 2.64m) UPVC double glazed window, radiator.

OUTSIDE: Enclosed sunny courtyard to the rear, access to:

UNDER HOUSE STORAGE AREA: 17' 5" x 13' 9" maximum (5.31m x 4.19m maximum) Restricted head height in places, plumbing for washing machine, space for tumble dryer, Glow Worm combination boiler, storage area.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app:///dentistry.chilled.ritual

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 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
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