



1a Penpons Close, Alverton,
Penzance, Cornwall, TR18 4PT



Marshall's

ESTATE AGENTS







1A PENPONS CLOSE, ALVERTON, PENZANCE, CORNWALL, TR18 4PT

£245,000 FREEHOLD

- * THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN ***
- * CONSERVATORY * FIRST FLOOR WETROOM WITH SEPARATE WC ***
- * DOUBLE GLAZING * GAS CENTRAL HEATING * LOW MAINTENANCE ***
- * FRONT AND REAR GARDENS * NO ONWARD CHAIN * VIEWING ESSENTIAL ***
- * EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 88 SQUARE METRES ***

Offered to the market with no onward chain is this three bedroom mid terrace family home, offering spacious accommodation throughout with lounge, separate dining room leading into the kitchen and conservatory on the ground floor, with three bedrooms, wetroom and separate WC on the first floor. The property is designed with low maintenance in mind with both front and rear gardens being paved. Warmed via gas central heating and double glazing and located in this popular position on the outskirts of Penzance, within easy reach of the towns, shops and amenities.

Sliding double glazed patio doors to the:

PORCH: Tiled floor, double glazed door to:

HALLWAY: Staircase rising, double glazed windows through to the porch, radiator, understairs storage.

LOUNGE: 15' 9" x 10' 9" (4.80m x 3.28m) Double glazed window to the front, radiator, gas fire on tiled hearth and surround with wooden mantle, picture rail. Door to:

DINING ROOM: 15' 10" x 8' 2" (4.83m x 2.49m) Two double glazed windows to the rear, radiator, opening to the:

KITCHEN: 14' 6" x 8' 7" (4.42m x 2.62m) Tiled floor, double glazed window to the side, radiator, stainless steel sink with mixer tap and drainer, a range of wall and base cupboards with complementary tiling, plumbing for washing machine, gas and electric cooker point, space for fridge/freezer, double doors to the:

CONSERVATORY: 10' 0" x 7' 10" (3.05m x 2.39m) Door to the garden.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 13' 2" x 10' 6" (4.01m x 3.20m) Double glazed window to the front, radiator, built in mirrored wardrobe range.

BEDROOM TWO: 11' 4" x 8' 6" (3.45m x 2.59m) Double glazed window to the rear, radiator, built in airing cupboard housing wall mounted boiler, built in shelved cupboard.

BEDROOM THREE: 10' 7" x 5' 6" (3.23m x 1.68m) Plus recess. Double glazed window to the front, radiator, overstairs storage cupboard.

WETROOM: 5' 6" x 5' 5" (1.68m x 1.65m) With wall mounted shower unit, vanity sink heated towel rail, opaque double glazed window to the rear, complementary tiling, extractor fan.

SEPARATE WC: Opaque double glazed window to the rear.

OUTSIDE: To the front of the property the garden is on three tiers and is paved for ease of maintenance with plant and shrub border, wall surround. The rear garden gain is paved and gravelled for ease of maintenance with fence and wall surround, useful wood storage shed, gate to pedestrian access lane

SERVICES: Mains electricity, gas, water and drainage.

DIRECTIONS: Via "What3Words" app: [///sunk.intersect.headlight](https://www.what3words.com/sunk.intersect.headlight)

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 O2 which was good. The property is constructed of 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

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01736 795040

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Lettings
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