

21 Adelaide Street, Penzance,  
Cornwall, TR18 2ER



Marshall's

ESTATE AGENTS



**21 ADELAIDE STREET, PENZANCE, CORNWALL, TR18 2ER**

**GUIDE PRICE £95,000 FREEHOLD**

**\* RENOVATION PROJECT \* CLOSE TO TOWN CENTRE \* CASH BUYERS ONLY \***

**\* EPC = F \* COUNCIL TAX BAND = B \* APPROXIMATELY 56 SQUARE METRES \***

A terraced granite cottage in a popular residential street within the town of Penzance and close to the amenities such as main shopping area, train and railway stations and the harbour front. The property is an unfinished project and will need a huge degree of renovation in the building to fully make it habitable. At the present moment in time there are just two open rooms with stairs installed and gardens to the rear, where an extension has been removed and new one is ready to be rebuilt, subject to necessary planning permissions.

Double glazed door into:

**GROUND FLOOR:** 18' 6" x 14' 0" (5.64m x 4.27m) Double glazed window to front, door to rear, stairs rising.

**FIRST FLOOR:** 18' 6" x 13' 0" (5.64m x 3.96m) Windows to front and rear.

**OUTSIDE:** To the rear of the property is courtyard which was originally single storey extension, which has now been demolished and rebuilt is required.

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

**DIRECTIONS:** Via "What3Words" app: ///birthing.brain.inner

**ANGETS 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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