



6 Penlee Manor Drive, Penzance,
Cornwall, TR18 4HW

Marshall's
ESTATE AGENTS







6 PENLEE MANOR DRIVE, PENZANCE, CORNWALL, TR18 4HW

GUIDE PRICE £395,000 FREEHOLD

*** THREE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE * KITCHEN ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING * GARAGE * PARKING ***

*** CONSERVATION AREA * SEA GLIMPSES ***

*** NO ONWARD CHAIN * VIEWING ESSENTIAL ***

*** EPC = C * COUNCIL TAX BAND = D * APPROXIMATELY 88 SQUARE METRES ***

This mid terrace three bedroom home is located in a popular area within walking distance of the town and Promenade. The property comprises of lounge and kitchen on the ground floor and three bedrooms and bathroom on the first floor. Overlooking the communal garden, it offers garage and off road parking. There is also a private courtyard. This property is offered to the market with no onward chain, enjoying sea glimpses from two of the three bedrooms. An early appointment to view is highly recommended.

Double glazed door into:

PORCH: Door to:

LOUNGE: 19' 1" x 12' 8" (5.82m x 3.86m) Double glazed bay window overlooking the garden and enjoying some sea glimpses, radiator, telephone and TV point, alcove cupboard, storage and air vent.

HALLWAY: Understairs storage, radiator, smoke alarm.

KITCHEN: 12' 10" x 12' 2" (3.91m x 3.71m) Double glazed windows overlooking the rear courtyard, a range of built in wall and base cupboards, inset AEG hob and AEG oven, space and plumbing for washing machine, stainless steel sink unit, space for fridge/freezer, radiator, vinyl floor, air vent, extractor fan.

Stairs to:

FIRST FLOOR LANDING: Loft hatch (insulated), cupboard housing combination boiler, thermostat. Door to:

BEDROOM ONE: 10' 6" x 10' 4" (3.20m x 3.15m) UPVC Double glazed window overlooking the rear courtyard, built in wardrobe, radiator.

BEDROOM TWO: 12' 3" x 6' 7" (3.73m x 2.01m) UPVC double glazed window overlooking the communal garden with sea glimpses, radiator, built in wardrobe.

BEDROOM THREE: 8' 10" x 8' 5" (2.69m x 2.57m) UPVC double glazed window overlooking the communal garden with sea glimpses, radiator.

SHOWER ROOM: 8' 5" x 5' 7" (2.57m x 1.70m) Two opaque double glazed windows, shower cubicle with glass screen and mains shower over, pedestal wash hand basin, low level WC, towel radiator, vinyl flooring.

OUTSIDE: To the front of the property is a small patio garden with raised floral beds overlooking the communal gardens (communal lawn cutting fee of £55 per annum), sea views. To the rear of the property there is a courtyard garden with gate leading to driveway parking and:

GARAGE: 14' 7" x 9' 6" (4.45m x 2.90m) With built in storage, cupboard housing the electric meter, fuse box and gas meter, up and over door and courtesy door.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///this.basically.candy](https://www.what3words.com/#!/en/this-basically-candy)

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 cavity 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

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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