



Marshall's
ESTATE AGENTS



68 High Street, Penzance, Cornwall, TR18
2SU







68 HIGH STREET, PENZANCE, CORNWALL, TR18 2SU

GUIDE PRICE £225,000 FREEHOLD

*** THREE BEDROOMS * LIVING ROOM * DINING ROOM * KITCHEN ***

*** GROUND FLOOR BATHROOM * USEFUL ATTIC SPACE ***

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** ENCLOSED COURTYARD * UPDATING REQUIRED * CENTRAL POSITION ***

*** IDEAL FIRST TIME BUY OR FAMILY HOME ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 70 SQUARE METRES ***

An ideal opportunity for a first time buyer or young family to purchase this three bedroom terraced property, located in the centre of Penzance, within close proximity of most amenities. The property has spacious accommodation over three floors with a useful attic space, which could be converted into further accommodation, subject to any necessary planning permissions. There is gas central heating along with double glazing and the property is in need of some updating, representing an excellent opportunity. Due to the popularity of properties such as this we recommend an early appointment.

ENTRANCE VESTIBULE: Glazed door to:

ENTRANCE HALL: Laminated flooring, radiator.

LIVING ROOM: 10' 5" x 9' 0" (3.17m x 2.74m) Open fireplace with log burner, UPVC double glazed window, shelved recess, laminated flooring, radiator with fretwork cover.

DINING ROOM: 11' 3" x 10' 0" (3.43m x 3.05m) UPVC double glazed window, understairs storage cupboard, laminated flooring, radiator.

KITCHEN: 11' 9" x 6' 5" (3.58m x 1.96m) Stainless steel inset single drainer sink unit with cupboards below, fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, wine rack, UPVC double glazed windows, tiled flooring, wall mounted gas central heating boiler, door to courtyard.

BATHROOM: White suite comprising panelled bath with shower over, wash hand basin, low level WC, UPVC double glazed window, radiator.

Stairs from dining room to:

FIRST FLOOR LANDING: Exposed floorboards, steps to:

ATTIC: Skylight, eaves storage, restricted head height, ideal for further accommodation, subject to any necessary planning permissions.

BEDROOM ONE: 14' 0" x 9' 2" (4.27m x 2.79m) Period fireplace, UPVC double glazed window, radiator.

BEDROOM TWO: 10' 1" x 8' 4" (3.07m x 2.54m) Period fireplace, UPVC double glazed window, radiator.

BEDROOM THREE: 10' 0" x 7' 4" (3.05m x 2.24m) UPVC double glazed window, sunken spotlights, radiator.

OUTSIDE: Enclosed rear courtyard with cold tap and power point.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///window.trickle.intruders](https://www.what3words.com/)

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
01736 366778



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