

38 St. James Street, Penzance,
Cornwall, TR18 2BU



Marshall's

ESTATE AGENTS







38 ST. JAMES STREET, PENZANCE, CORNWALL, TR18 2BU

GUIDE PRICE £275,000 FREEHOLD

*** THREE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE/DINING ROOM ***

*** KITCHEN * TWO STOREY WORKSHOP * REAR COURTYARD ***

*** DOUBLE GLAZED * GAS CENTRAL HEATING ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 92 SQUARE METRES ***

A nicely presented three bedroom terrace house with two storey workshop to the rear, situated within a popular residential street within the town of Penzance. The property was originally a shop and offers spacious accommodation to comprise of lounge/dining room and newly fitted kitchen on the ground floor. On the first floor there are three bedrooms and newly fitted large shower room, of which bedroom two has sea views to the rear. To the rear of the property there is a fully enclosed courtyard leading to the double storey workshop/store, giving access to the rear service lane. The house has had new electrics, plumbing and boiler, new roof to the house and garage and all the walls have been replastered. The property is offered for sale with no onward chain and is gas centrally heated, double glazed and a viewing is highly recommended.

Double glazed door into:

HALLWAY: Half glazed door into:

LOUNGE/DINING ROOM: 20' 4" x 18' 5" (6.20m x 5.61m) Double glazed shop windows with internal pillars to the front and further double glazed window to rear, wood flooring, fireplace to one wall, inset spotlights, two radiators, cupboard to one wall. Lounge opens into the:

KITCHEN: 10' 1" x 9' 10" (3.07m x 3.00m) Two double glazed windows and door to rear, radiator, laminate wood flooring, one and a half bowl sink unit, base and wall units with worksurfaces and tiling over, integral electric oven, gas hob, extractor fan, space for washing machine and fridge/freezer, wall mounted gas boiler.

FIRST FLOOR LANDING: Access to loft, built in cupboard, door to:

BEDROOM ONE: 13' 0" x 9' 11" (3.96m x 3.02m) Two double glazed windows to front with wood panelling, radiator, feature fireplace to one wall, inset spotlights.

BEDROOM TWO: 12' 4" x 9' 8" (3.76m x 2.95m) Double glazed window to rear with sea views, inset spotlights, fireplace to one wall, radiator.

BEDROOM THREE: 6' 9" x 4' 11" (2.06m x 1.50m) Double glazed window to front, inset spotlights, radiator.

SHOWER ROOM: Double glazed window to rear, vertical radiator, vanity wash hand basin with mirror over, WC, double mains fed shower cubicle, built in cupboard.

OUTSIDE: To the rear of the property there is a paved courtyard with outside tap, giving pedestrian access to rear service lane, door leads to:

TWO STOREY WORKSHOP:

GROUND FLOOR: 20' 1" x 6' 11" (6.12m x 2.11m) Plumbing for washing machine, power and light, double wooden doors to rear service lane, steps lead to:

FIRST FLOOR: 20' 4" x 7' (6.20m x 2.13m) Two skylights, doors to outside.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///tones.luring.harmonica](https://www.what3words.com/tones/luring.harmonica)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband is available to the property. We

tested the mobile phone signal for O2 which was good. The property is built 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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