

Biscovey, Trewithen Road,  
Penzance, Cornwall, TR18 4LS



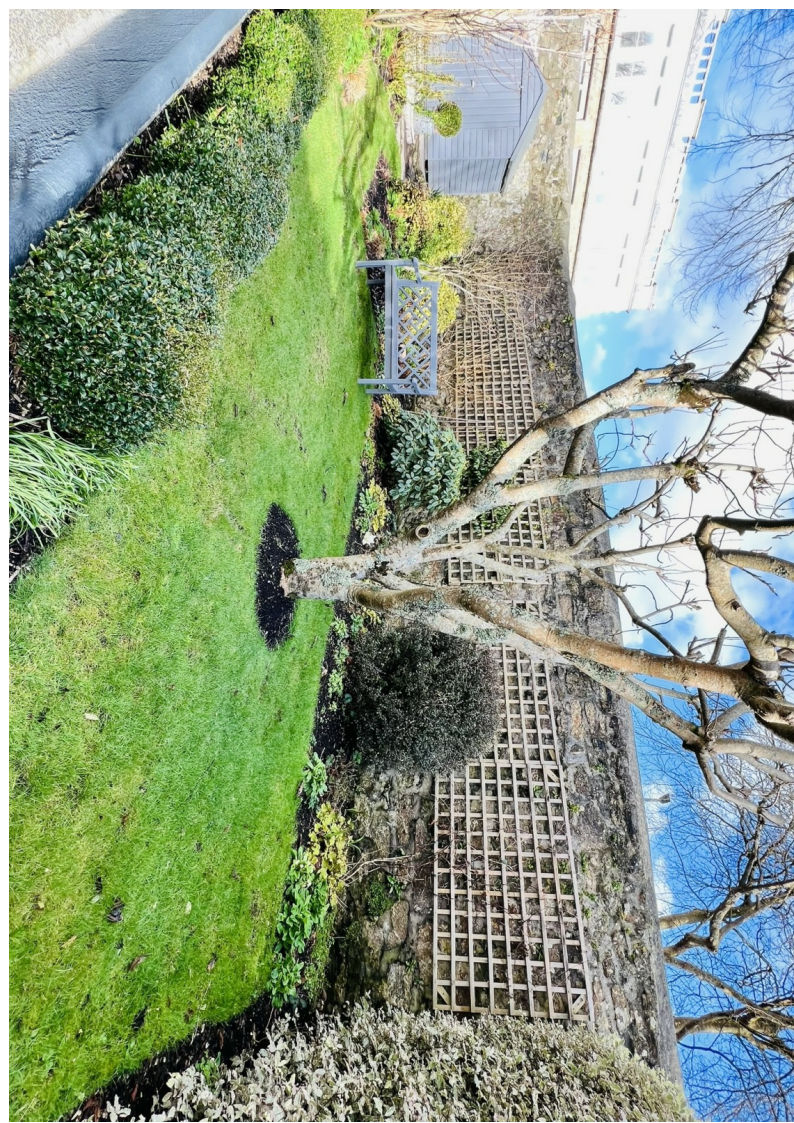














**BISCOVEY, TREWITHEN ROAD, PENZANCE, CORNWALL, TR18 4LS**

**GUIDE PRICE £650,000 FREEHOLD**

**\* FOUR BEDROOMS \* LOUNGE \* KITCHEN/FAMILY ROOM \* DINING ROOM/BEDROOM FOUR \***

**\* TWO SHOWER ROOMS \* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* IDEAL FAMILY HOME \* CONVENIENT LOCATION \* SOUGHT AFTER AREA \***

**\* WALLED GARDEN \* DOUBLE GARAGE \* VIEWING RECOMMENDED \***

**\* CONSERVATION AREA \* EPC = D \* COUNCIL TAX BAND = E \***

**\* APPROXIMATELY 145 SQUARE METRES \***

An extremely well presented four bedroom detached dormer bungalow set in private walled gardens, within the centre of the town within a conservation area and conveniently placed for most amenities.

The property has spacious well well proportioned living accommodation, which the present vendors have modernised to a high standard and really needs to be viewed internally to appreciate to the full. Biscovey would make an ideal family or retirement home being so centrally placed within Penzance and only a short walk from the main town, the Promenade and Penlee Park.

A particularly attractive feature are the walled gardens, which offers a good degree of privacy with lawned areas, terrace and a long driveway leading to a detached double garage. Trewithen Road is one of the most popular areas in Penzance and we would recommend an early appointment.

**ENTRANCE HALL:** Exposed timber flooring, understairs storage cupboard, radiator.

**LOUNGE:** 24' 5" x 11' 10" (7.44m x 3.61m) Triple aspect room overlooking gardens, UPVC double glazed windows, exposed floorboards, TV point, open granite with slate hearth and fitted gas fire, two radiators, UPVC double glazed door to garden.

**DINING ROOM/BEDROOM FOUR:** 14' 10" x 9' 8" (4.52m x 2.95m) Range of built in bookcases with cupboards below, exposed floorboards, UPVC double glazed window, TV point, radiator, door to:

**EN SUITE SHOWER ROOM:** White suite comprising glazed cubicle with electric shower, vanity unit with wash hand basin and drawers below, low level WC, UPVC double glazed window, heated chrome towel rail.

**KITCHEN/FAMILY ROOM:** 23' 0" x 10' 4" (7.01m x 3.15m) Stainless steel one and a half bowl inset sink unit with cupboards below, extensive range of fitted wall and base units, solid wood worksurfaces, double built in oven, five ring gas hob and extractor hood, integrated dishwasher and larder style fridge, UPVC double glazed windows, spotlights, TV point, feature radiator, UPVC double glazed patio doors to garden.

**UTILITY ROOM:** 12' 9" x 3' 10" (3.89m x 1.17m) Stainless steel inset single drainer sink unit with cupboards below, plumbing for washing machine, built in drawer, UPVC double glazed window.

Stairs from entrance hall to:

**FIRST FLOOR LANDING**

**BEDROOM ONE:** 14' 3" (maximum)x 13' 7" (4.34m (maximum) x 4.14m) Range of built in wardrobes with cupboards above, UPVC double glazed window, eave storage cupboard, TV point, radiator.

**BEDROOM TWO:** 13' 7" x 11' 10" (4.14m x 3.61m) Double aspect room, UPVC double glazed window, eave storage cupboard, radiator.

**BEDROOM THREE:** 8' 8" x 5' 6" (2.64m x 1.68m) UPVC double glazed window, radiator.

**SHOWER ROOM:** White suite comprising double size shower cubicle with chrome fittings and glass screen, vanity unit with wash hand basin and cupboards below, low level WC with concealed cistern, UPVC double glazed window, two chrome towel rails (one being electric).

**OUTSIDE:** The property stands in well kept walled gardens with lawned area and attractive flower borders, sun terrace being of a westerly direction, shed and greenhouse, tarmaced driveway leading to:

**DETACHED DOUBLE GARAGE:** 18' 0" x 17' 6" (5.49m x 5.33m) Electric roller door, power and light, electric car charging point.

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

**DIRECTIONS:** Via "What3Words" app: ///noon.hotspot.modifies

**AGENTS NOTE:** We understand from Openreach website that 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 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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