



Marshall's
ESTATE AGENTS



6 Leskinnick Street, Penzance, Cornwall,
TR18 2HA







6 LESKINNICK STREET, PENZANCE, CORNWALL, TR18 2HA

£160,000 FREEHOLD

*** TWO BEDROOMS * LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM ***

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

*** GRADE II LISTED * CONSERVATION AREA * SMALL COURTYARD TO THE REAR ***

*** CENTRAL POSITION * CLOSE TO MOST AMENITIES ***

*** IDEAL FIRST TIME BUYER OR INVESTMENT * NO ALLOCATED PARKING ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 56 SQUARE METRES ***

Ideal opportunity for first time buyer to acquire a two bedroom end of terrace character cottage situated in the centre of Penzance and therefore close to most amenities. The accommodation comprises of two bedrooms and bathroom on the first floor and kitchen/dining room on the ground floor with a courtyard to the rear. Leskinnick Street is a popular area within the town of Penzance and we would recommend an early appointment.

Entrance door to:

LOUNGE/DINING ROOM: 14' 0" narrowing to 13' 3" x 12' 0" (4.27m narrowing to 4.04m x 3.66m) Double glazed sliding sash window to front, beamed ceiling, radiator with fretwork cover.

KITCHEN/BREAKFAST ROOM: 13' 6" x 11' 8" narrowing to 8' 0" (4.11m x 3.56m narrowing to 2.44m) Triangular in shape, stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, gas cooker with extractor hood over, wall mounted gas central heating boiler, plumbing for washing machine, door to courtyard.

Stairs from living room to:

FIRST FLOOR LANDING:

BEDROOM ONE: 14' 0" x 7' 9" (4.27m x 2.36m) Two double glazed sliding sash windows to front, radiator.

BEDROOM TWO: Irregular shape 9' 9" narrowing to 8' 2" x 6' 7" (2.49m x 2.97m narrowing to 2.01m) Single glazed window to rear, radiator.

BATHROOM: White suite comprising panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin, extractor fan, radiator.

OUTSIDE: to the rear of the property is an enclosed courtyard with outside light and side pedestrian gate.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///calibrate.warthog.plod](https://www.what3words.com/#!/calibrate.warthog.plod)

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 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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