



9 Penpons Close, Penzance,  
Cornwall, TR18 4PT



Marshall's

ESTATE AGENTS















**9 PENPONS CLOSE, PENZANCE, CORNWALL, TR18 4PT**

**GUIDE PRICE £285,000 FREEHOLD**

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

**\* KITCHEN \* FRONT AND REAR GARDENS \* NO ONWARD CHAIN \***

**\* POPULAR RESIDENTIAL LOCATION \* IDEAL FAMILY HOME \***

**\* ON STREET PARKING \* EPC = D \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 99 SQUARE METRES \***

A three bedroom mid terrace house situated in a popular residential estate on the outskirts of Penzance. The accommodation comprises of lounge, kitchen, separate dining room, utility room and WC on the ground floor. On the first floor there are three bedrooms and shower room with separate WC. There are lawned gardens to both the front and the rear. The property is double glazed where stated, gas centrally heated and is offered for sale with no onward chain. Alverton is a popular residential area on the outskirts of Penzance and enjoys local amenities such as public house, local convenience stores and primary school. Early viewing is highly recommended.

Double glazed door into:

**HALLWAY:** Single glazed window to front, radiator, stairs rising, doors to:

**LOUNGE:** 17' 5" x 9' 10" (5.31m x 3.00m) Double glazed windows to front and rear, radiator, fireplace to one wall (not used) on slate hearth and surround.

**DINING ROOM:** 11' 4" x 10' 7" (3.45m x 3.23m) Double glazed window to front, radiator, tiled fireplace (not used).

**KITCHEN:** 10' 7" x 9' 2" (3.23m x 2.79m) Double glazed window to rear, base and wall units with worksurfaces over, single drainer stainless steel sink unit, gas cooker point, space for fridge and freezer, walk in pantry cupboard, door to outside.

**BEDROOM ONE:** 13' 3" x 10' 7" (4.04m x 3.23m) Double glazed window to front, radiator, wardrobe.

**BEDROOM TWO:** 11' 3" x 10' 0" (3.43m x 3.05m) Double glazed window to front, wardrobe.

**BEDROOM THREE:** 10' 7" x 7' 5" (3.23m x 2.26m) Double glazed window to rear, radiator, built in wardrobe.

**CLOAKROOM:** Window to rear, WC.

**SHOWER ROOM:** Walk in shower cubicle, pedestal wash hand basin, window to rear.

**OUTSIDE:** The front garden is laid to lawn with central pathway. The rear is laid to lawn with patio, rear pedestrian access, tool shed, outside tap, door to:

**TOILET:** Low level WC.

**UTILITY ROOM**

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

**DIRECTIONS:** Via "What3Words" app: [///plump.margin.oppose](https://www.what3words.com/plump.margin.oppose)

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete 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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