



13 Leskinnick Terrace, Penzance,  
Cornwall, TR18 2HB



Marshall's

ESTATE AGENTS















**13 LESKINNICK TERRACE, PENZANCE, CORNWALL, TR18 2HB**

**GUIDE PRICE £300,000 FREEHOLD**

**\* TWO DOUBLE BEDROOMS \* LOUNGE/DINING ROOM \* RECENTLY REFITTED KITCHEN \***

**\* GROUND FLOOR SHOWER ROOM \* USEFUL BASEMENT \* FRONT AND REAR GARDENS \***

**\* NO ONWARD CHAIN \* CONVENIENT LOCATION \* CONSERVATION AREA \***

**\* ON STREET PARKING (NOT ALLOCATED) \***

**\* EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 62 SQUARE METRES \***

A beautifully presented and much improved two bedroom terrace cottage situated in the popular Leskinnick Terrace area of Penzance, close to the town centre and both bus and railway stations. The accommodation has been much improved by the present vendors and, although given a modern twist internally, still retains many period features such as stripped wood flooring, ornate coving and window seats. The accommodation comprises of open plan lounge/dining room leading into fully fitted kitchen and shower room on the ground floor. On the first floor there are two double bedrooms. Steps from the ground floor lead to large basement area and there are gardens to both the front and rear. The house double glazed where stated, gas centrally heated and is offered for sale with no onward chain.

Wooden front door with glazed insert into:

**HALLWAY:** Stripped wood floor, feature archway, steps lead to basement areas. Further door into:

**BASEMENT AREAS:** 17' 9" x 12' 10" (5.41m x 3.91m) Combination boiler.

**LOUNGE/DINING ROOM:** 18' 1" x 10' 3" (5.51m x 3.12m) Stripped wood floor, double glazed window to front, radiator, two arched recesses to one wall, stairs rising, recessed fireplace to one wall with slate hearth (not used), this opens into the:

**KITCHEN:** 13' 4" x 7' 8" (4.06m x 2.34m) Stripped wood floor, radiator, inset spotlights, double glazed door and window to rear, base units with worksurfaces and splashbacks over, stainless steel sink, electric oven, hob, space for washing machine, dishwasher and fridge/freezer.

**SHOWER ROOM:** Double glazed window to rear, painted wood floor, wash hand basin, WC, fully tiled mains shower cubicle, inset spotlights.

**FIRST FLOOR LANDING:** Access to loft, door to:

**BEDROOM ONE:** 13' 11" x 8' 3" (4.24m x 2.51m) Radiator, stripped wood floor, double glazed to front with window seat under, two shelved recesses.

**BEDROOM TWO:** 11' 2" x 9' 5" (3.40m x 2.87m) Double glazed sash window to rear, window seat under, radiator, wood floor, over stairs cupboard.

**OUTSIDE:** Garden to the front is laid to lawn with plant borders enclosed by block wall, rear garden. Steps lead from the kitchen down to fully paved patio area, giving access to basement storage. Rear garden is fully enclosed by granite wall and laid to lawn with outside tap.

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

**DIRECTIONS:** Via "What3Words": ///corporate.dinner.affords

**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 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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