



11 Lansdowne Close, Penzance,
Cornwall, TR18 4RJ









11 LANSDOWNE CLOSE, ALVERTON, PENZANCE, CORNWALL, TR18 4RJ

GUIDE PRICE £395,000 FREEHOLD

*** THREE DOUBLE BEDROOMS * STUDY * KITCHEN/DINING ROOM * LOUNGE ***

*** FIRST FLOOR BATHROOM * GROUND FLOOR SHOWER ROOM * OFF STREET PARKING ***

*** GARAGE * CORNER GARDEN * NO ONWARD CHAIN ***

*** EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 114 SQUARE METRES ***

A beautifully presented and extended semi detached three bedroom dormer bungalow situated in the popular Alverton area of Penzance, close to all its local amenities. The accommodation comprises of two double bedrooms, study, shower room, lounge, large kitchen/diner on the ground floor, main bedroom and family bathroom on the first floor. There is off street parking to the front of the property for several vehicles leading to the detached garage and a particular feature are the enclosed corner gardens with raised decking area, patio and lawn. The property is offered for sale with no onward chain, double glazed, gas centrally heated throughout and a viewing is highly recommended.

UPVC Double glazed door into:

OUTER HALLWAY: Wood flooring, further glazed door into:

MAIN HALL: Wood floor, stairs rising, radiator, built in cupboard, doors to:

LOUNGE: 15' 10" x 12' 3" (4.83m x 3.73m) Double glazed window to front, wood floor, radiator.

KITCHEN/DINING ROOM: 17' 10" x 12' 3" (5.44m x 3.73m) L shaped, double glazed windows to side and rear, patio doors onto paved sun terrace, laminate floor, radiator, inset spotlights, base and wall units, worksurfaces and tiling over, halogen five ring hob with extraction unit, double oven, radiator, one and a half bowl stainless steel sink unit, plumbing for dishwasher, washing machine and space for tumble dryer.

BEDROOM ONE: 11' 1" x 10' 2" (3.38m x 3.10m) Double glazed window to front, radiator.

STUDY: Radiator, doors to:

SHOWER ROOM: Fully tiled shower cubicle with main shower over, WC, heated towel rail, vanity wash hand basin.

BEDROOM TWO: 13' 11" x 8' 2" (4.24m x 2.49m) Double glazed window to rear, radiator.

FIRST FLOOR LANDING: Double glazed window to rear, radiator, storage into eave space, walk in cupboard housing combination boiler.

BEDROOM THREE: 12' 6" x 12' 0" (3.81m x 3.66m) Inset spotlights, double glazed window to rear, radiator, built in wardrobes.

BATHROOM: Fully tiled walls and floor, free standing bath, shower cubicle, vanity wash hand basin, WC, radiator, UPVC window to rear, extractor fan, shaver light and point, inset spotlights.

OUTSIDE: The property is approached over a brick driveway with parking for several vehicles leading to the:

GARAGE: 19' 9" x 8' 4" (6.02m x 2.54m) Electric door, pedestrian door and window to rear.

Gated access to rear and side garden, areas laid to patio and lawn, all enclosed by block wall, raised decking area, aluminium greenhouse, gated access to path leading to shops and amenities.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///bends.glory.under](https://www.what3words.com/#!/bends.glory.under)

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 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

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01209 715672

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Lettings
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