

10 Higher Peverell Road,
Penzance, Cornwall, TR18 2ED



Marshall's
ESTATE AGENTS









10 HIGHER PEVERELL ROAD, PENZANCE, CORNWALL, TR18 2ED

GUIDE PRICE £285,000 FREEHOLD

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

*** SUN ROOM * GROUND FLOOR CLOAKROOM * FIRST FLOOR BATHROOM ***

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

*** ENCLOSED GARDENS * NO ONWARD CHAIN * UNALLOCATED PARKING ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 95 SQUARE METRES ***

A beautifully presented end of terrace three bedroom family home, situated in a residential location close to the amenities. Local junior school, Comprehensive and Penwith College. The property is offered for sale with no onward chain and the accommodation comprises of kitchen/dining room, lounge and large sunroom to the rear opening to the garden. There is also a cloakroom on the ground floor. On the first floor there are three bedrooms and family bathroom. Bedrooms two and three enjoy views across open farmland toward Trannack. The property enjoys token front garden, and gardens to both the side and rear, of which are laid to lawn with raised patio area, all enclosed by high level wooden fencing. The property is double glazed and gas centrally heated throughout and would make an ideal family home. We recommend an early viewing.

UPVC double glazed door into:

PORCH: Door to hallway, radiator, stairs rising, further doors to:

CLOAKROOM: Double glazed window to front, radiator, WC, wash hand basin, tiled floor, extractor fan.

KITCHEN/DINING ROOM: 14' 6" x 13' 7" (4.42m x 4.14m) Double glazed window to front, base and wall units with worksurfaces and splashback over, integral oven, hob with extractor fan over, microwave and dishwasher, plumbing for washing machine, one and a half bowl sink unit, combination boiler, radiator, space for fridge/freezer, understairs storage cupboard, door to:

LOUNGE: 16' 9" x 10' 6" (5.11m x 3.20m) Radiator, dado rail, window and patio doors into:

SUNROOM: 16' 5" x 9' 3" (5.00m x 2.82m) Double glazed to three sided with double glazed roof, wood floor, radiator, three wall lights, patio doors onto rear garden.

FIRST FLOOR LANDING: Access to loft which is boarded with power and light, over stairs storage cupboard, further shelved cupboard, doors to:

BEDROOM ONE: 11' 7" x 9' 8" (3.53m x 2.95m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO: 11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window to rear with rural views, radiator, built in wardrobe.

BEDROOM THREE: 7' 9" x 7' 6" (2.36m x 2.29m) Double glazed window to rear with views, radiator.

BATHROOM: Double glazed window to front, pedestal wash hand basin, WC, bath with mains shower over, radiator, shaver point.

OUTSIDE: Enclosed garden to the front, further lawned garden to side with wooden shed and gated access to rear garden, laid to lawn with raised patio, all enclosed by wooden fencing with pedestrian gated access to rear.

SERVICES: Mains water, electricity, gas and drainage.

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.

DIRECTIONS: Via "What3Words" app: ///greyhound.donation.intricate

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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