



8 Penrose Terrace, Penzance,
Cornwall, TR18 2HQ









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GUIDE PRICE £550,000 FREEHOLD

*** ACCOMMODATION OVER THREE FLOORS TO COMPRISE OF: ***

*** SIX BEDROOMS * TWO EN SUITE BEDROOMS * LOUNGE * SEPARATE DINING ROOM ***

*** KITCHEN * UTILITY ROOM * BATHROOM AND SHOWER ROOM ***

*** ENCLOSED FRONT GARDENS * TWO GARAGES * OFF STREET PARKING ***

*** CONSERVATION AREA * GRADE II LISTED * ADAPTABLE ACCOMMODATION ***

*** SEA VIEWS * VIEWING HIGHLY RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = E * APPROXIMATELY 224 SQUARE METRES ***

A mid Victorian, Grade II Listed, three storey town house, situated on the outskirts of Penzance and enjoying sea views from the front elevation with gardens to the front and parking and garage to the rear. The spacious accommodation is arranged over three floors and will be ideally suited for those looking for a large family home, a dependent relative or supplementary income and the accommodation comprises of four bedrooms, two of which are en suite, separate cloakroom and shower room on the first floor, three of the bedrooms enjoy seas views. On the ground floor there are two large reception rooms, kitchen and utility room. Steps descend from the ground floor to the basement level to comprise of two bedrooms, study and large family bathroom. The basement enjoys separate access and could, subject to any necessary permissions, be used as supplementary accommodation for either dependent relatives or those looking to achieve an income. The property is double glazed where stated and gas centrally heated and has the aforementioned enclosed gardens to the front. A particular feature is the enclosed courtyard with parking and two garages to the rear. Penrose Terrace is a terrace of Grade II listed mid Victorian houses, situated on the outskirts of Penzance, yet within easy access of the town centre and both the bus and train stations. A viewing is highly recommended.

Steps leads to:

OPEN PORCH: With doric columns, wooden front door into:

OUTER HALLWAY: Dado rail, half glazed door into:

MAIN HALL: Radiator, stairs ascending and descending, doors to:

LOUNGE: 18' 0" x 13' 2" (5.49m x 4.01m) Sash window to front, two radiators, gas fire on stone hearth with tiled surround, wooden mantle over, recesses to either side, picture rail.

DINING ROOM: 14' 0" x 11' 9" (4.27m x 3.58m) Sash window to front, radiator, picture rail, cupboard to side, half tiled open fireplace.

UTILITY ROOM: 12' 4" x 6' 9" (3.76m x 2.06m) Multi paned sash window to rear, cupboard to one wall, radiator, plumbing for washing machine.

KITCHEN: 16' 2" x 10' 4" (4.93m x 3.15m) Door, window and skylight to rear, base and wall units with worksurfaces over, radiator, single drainer stainless steel sink, space for range cooker, cupboard housing combination boiler.

LOWER GROUND FLOOR: Window and door to rear.

HALLWAY: Understairs storage cupboard, doors to:

BEDROOM FIVE: 15' 9" x 12' 9" (4.80m x 3.89m) Sash window to front, radiator, wall lights, fitted bedroom furniture.

BEDROOM/SECONDARY LIVING ROOM: 14' 1" x 12' 2" (4.29m x 3.71m) Fitted bedroom furniture, radiator, wall lights, cupboard to one wall, door and window to front.

STUDY: 9' 0" x 8' 4" (2.74m x 2.54m) Window to rear, radiator, built in cupboards, inset spotlights.

BATHROOM: WC, pedestal wash hand basin, bath, electric shower cubicle, inset spotlights, extractor fan, radiator.

FIRST FLOOR LANDING: Radiator, window to rear, doors to:

BEDROOM ONE: 12' 6" x 11' 1" (3.81m x 3.38m) Secondary glazed windows to rear, wall lights, radiator.

BEDROOM TWO: 14' 3" x 11' 5" (4.34m x 3.48m) Sash window to front with sea views, radiator, shelved recess, door to:

EN SUITE: WC, vanity wash hand basin, tiled shower cubicle, inset spotlights, extractor fan, shaver light and point.

BEDROOM THREE: 14' 0" x 10' 3" (4.27m x 3.12m) Sash window to front with sea views, radiator, shelved recess.

EN SUITE: WC, vanity wash hand basin, tiled shower cubicle, inset spotlights, extractor fan, shaver light and point.

BEDROOM FOUR: 10' 0" x 7' 8" (3.05m x 2.34m) Sash window to front with sea views, radiator.

CLOAKROOM: Window to rear, WC, radiator.

SHOWER ROOM: Window to rear, vanity wash hand basin, bidet, radiator, mains shower cubicle, cupboard housing hot water tank.

OUTSIDE: The property is approached over a central pathway with lawned gardens to both sides, enclosed by established flower border and shrubs. Steps descend to lower ground floor and rise to the porch. To the rear is a fully enclosed courtyard style garden with wooden gated access onto rear service lane, giving parking for one vehicle, two detached garages.

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 granite under a tiled roof.

DIRECTIONS: Via "What3Words" app: ///freshen.condense.corrupted

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.

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