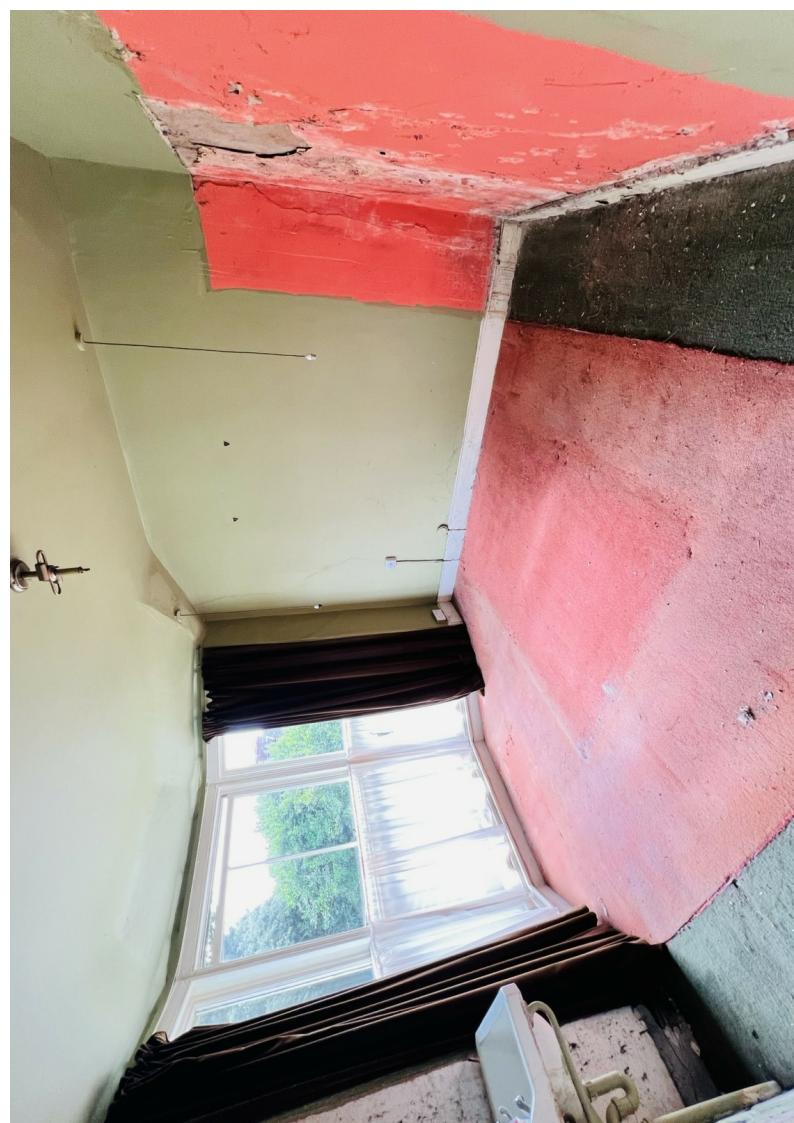




6 Regent Square, Penzance,
Cornwall, TR18 4BG







6 REGENT SQUARE, PENZANCE, CORNWALL, TR18 4BG

£265,000 FREEHOLD

*** TWO BEDROOMS * 23FT LOUNGE * DINING ROOM * KITCHEN * UTILITY ROOM ***

*** CONSERVATORY * ENCLOSED COURTYARD * LONG GARDEN TO FRONT ***

*** GRADE II LISTED * CONSERVATION AREA * UPDATING REQUIRED ***

*** CENTRAL PENZANCE POSITION * CLOSE TO MOST AMENITIES ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = G * COUNCIL TAX BAND = C * APPROXIMATELY 84 SQUARE METRES ***

A chance to acquire a charming two bedroom Georgian townhouse, located in one of the more popular squares within Penzance, conveniently located for most amenities and therefore within close proximity of the promenade, Jubilee Pool, shopping area and the main line station from Penzance to Paddington. The property has spacious accommodation over two floors, which is now in need of modernisation, but retains many period features and really needs to be viewed to appreciate to the full. The enclosed courtyard to the rear, which is off the conservatory and utility room, along with a narrow front garden, opening up to a terrace in front of the property, which is of a westerly direction. Regent Terrace is one of the most popular areas in the town and we recommend an early appointment.

ENTRANCE HALL: Dado rail, feature Georgian staircase to first floor.

BEDROOM ONE: 11' 1" x 10' 1" (3.38m x 3.07m) Sash window overlooking front garden, cornice, wash hand basin.

KITCHEN: 13' 9" x 12' 5" maximum (4.19m x 3.78m maximum) Inset single drainer sink unit with cupboards below, base units, worksurfaces, tiled flooring, beamed ceiling.

UTILITY ROOM: 10' 0" x 5' 6" (3.05m x 1.68m) Stainless steel single drainer sink unit with cupboards below, door to courtyard.

CONSERVATORY: 17' 9" x 8' 11" maximum (5.41m x 2.72m maximum) Tiled flooring, double doors to the courtyard.

WC: Low level suite.

Stairs from entrance hall to:

FIRST FLOOR:

LOUNGE/DINING ROOM: 23' 10" x 13' 9" (7.26m x 4.19m) Which is divided by two steps. Period marble fireplace with cast iron inset, two sliding sash windows overlooking Regent Square, feature column, built in bookcase and cupboards.

BEDROOM TWO: 11' 10" x 10' 4" (3.61m x 3.15m) Into bay window overlooking church yard, wash hand basin.

BATHROOM: White suite comprising panelled bath, low level WC.

OUTSIDE:

ENCLOSED COURTYARD: 10' 10" x 10' 2" (3.30m x 3.10m) With pedestrian access.

To the front of the property is a long pathway leading to a terrace in front of the cottage with well stocked flower border.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: //pizzeria.empire.tweaked

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property.

We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate 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
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Hayle
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Lettings
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