

Seaglass, Trewithen Road,
Penzance, Cornwall, TR18 4LS

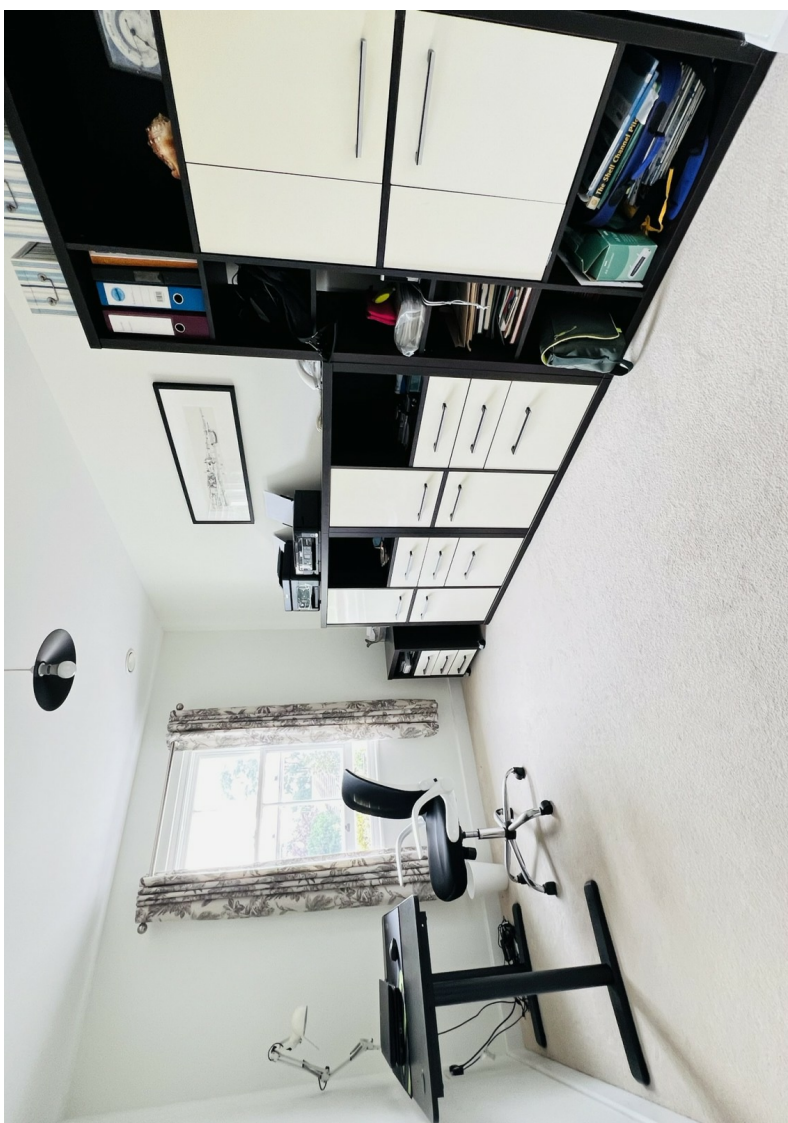


Marshall's

ESTATE AGENTS









SEAGLASS, TREWITHEEN ROAD, PENZANCE, CORNWALL, TR18 4LS

ASKING PRICE £580,000 FREEHOLD

- * FOUR BEDROOMS * THREE LUXURY BATHROOMS - TWO BEING EN SUITE ***
- * LIVING ROOM * FITTED KITCHEN/DINING ROOM * UTILITY ROOM * CLOAKROOM ***
- * UNDERFLOOR GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * QUALITY FIXTURES & FITTINGS THROUGHOUT * OAK DOORS THROUGHOUT ***
- * CONSERVATION AREA * CLOSE TO MOST LOCAL AMENITIES * PRIME RESIDENTIAL AREA ***
- * ENCLOSED GARDENS WITH TERRACES LEADING TO LAWNED AREA BEYOND ***
- * EPC = B * COUNCIL TAX BAND = E * APPROXIMATELY 167 SQUARE METRES ***

An extremely well presented four bedroom terraced townhouse, built approximately 7 years ago to a high specification throughout, being located in a prime residential area, in the centre of Penzance, close to the entrance of Penlee Park, the promenade and most other amenities. The property has spacious well proportioned living accommodation which will make an ideal family home, having been designed in such a way to enhance modern living and which really needs to be viewed internally to appreciate to the full. The space and quality of fixtures and fittings throughout are of the highest standard with oak doors, luxury bathroom suites and fully fitted kitchen. There is underfloor gas central heating throughout the property, along with double glazing. A particularly attractive feature are the enclosed gardens to the rear with large paved terraces leading to a small bridge over a stream onto lawned gardens beyond. Trewitthen Road is one of the more sought after tree lined roads in Penzance, within a short walk of the seafront and Penlee Park. Due to the popularity of properties such as this, we would recommend an early viewing to avoid disappointment.

ENTRANCE VESTIBULE: Mosaic tiled flooring, glazed double oak doors to:

ENTRANCE HALL: Tiled flooring, underfloor heating, understairs area, built in cloaks cupboard.

CLOAKROOM: White suite comprising low level WC with concealed cistern, vanity unit with wash hand basin and drawers below, tiled floor with underfloor heating.

LIVING ROOM: 19' 3" x 11' 10" (5.87m x 3.61m) Into bay window with double glazed sliding sash window, ornamental period style fireplace with electric fire (to remain), sunken spotlights, television point, telephone point, oak flooring with underfloor heating.

KITCHEN/DINING ROOM: 19' 1" x 17' 3" (5.82m x 5.26m) narrowing to 9'. Inset one and a half bowl copper sink with cupboards below, extensive range of fitted wall and base units, granite worksurfaces, built in AEG oven, microwave, four ring hob and extractor hood, integrated fridge, freezer, dishwasher and wine cooler, concealed worktop lighting, sunken spotlights, tiled floor with underfloor heating, double glazed patio doors to garden.

UTILITY ROOM: 9' 7" x 5' 6" (2.92m x 1.68m) Stainless steel single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, plumbing for washing machine, wall mounted boiler for the heating, double glazed sliding sash window, tiled floor with underfloor gas central heating.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Built in cupboard housing hot water system, underfloor gas central heating.

BEDROOM ONE: 13' 0" x 11' 10" (3.96m x 3.61m) Double glazed sliding sash window to front, underfloor heating, television point, telephone point, door to:

EN SUITE SHOWER ROOM: White suite comprising double sized shower cubicle with chrome fittings and glazed screen, vanity unit with wash hand basin and drawers below, low level WC with concealed cistern, sunken spotlights, double glazed sliding sash window, tiled floor with underfloor heating, chrome towel rail.

BEDROOM TWO: 12' 4" x 10' 1" (3.76m x 3.07m) Double glazed sliding sash window overlooking rear garden and playing fields beyond, underfloor heating, television point, telephone point.

BEDROOM THREE: 12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed sliding sash window overlooking rear garden and playing fields beyond, underfloor heating, television point, telephone point.

BATHROOM: White suite comprising panelled bath, low level WC with concealed cistern, vanity unit with wash hand basin and drawers below, double size tiled shower cubicle with chrome fittings, double glazed sliding sash window, sunken spotlights, tiled floor with underfloor heating.

Stairs from landing to:

SECOND FLOOR LANDING: Door to:

BEDROOM FOUR: 17' 0" x 11' 5" (5.18m x 3.48m) Plus walk in bay. Restricted head height in places, underfloor heating, television point, telephone point.

WALK IN DRESSING AREA: 6' 10" x 6' 8" (2.08m x 2.03m) Underfloor heating, access to eaves storage.

EN SUITE SHOWER ROOM: White suite comprising semi circular shower cubicle with glazed door and chrome fittings, vanity unit with wash hand basin and drawers below, low level WC with concealed cistern, tiled flooring with underfloor heating, double glazed Velux window.

OUTSIDE: Enclosed rear garden with large paved terraces being of a South Easterly direction with a bridge over the adjoining stream to lawned garden area, garden shed. Side patio with raised border and pedestrian access to front.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3 Words" app: [///squashes.stumble.unsettled](https://www.what3words.com/squashes.stumble.unsettled)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone which was good.

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

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01736 795040

Camborne
01209 715672

Hayle
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Lettings
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