



34 Chapel Street, Penzance,
Cornwall, TR18 4AQ









34 CHAPEL STREET, PENZANCE, CORNWALL, TR18 4AQ

£450,000 FREEHOLD

*** FOUR BEDROOMS * GRADE II LISTED * CONSERVATION AREA ***

*** KITCHEN / DINING ROOM * LIVING ROOM * CLOAKROOM * BATHROOM ***

*** SHOWER ROOM * ENCLOSED COURTYARD GARDEN * MANY PERIOD FEATURES ***

*** LOCATED IN ONE OF THE OLDEST PARTS OF THE TOWN ***

*** SOUGHT AFTER LOCATION * CLOSE TO MOST AMENITIES ***

*** NO ALLOCATED PARKING * COUNCIL TAX BAND = D * EPC = D ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** APPROXIMATELY 111 SQUARE METRES ***

A most charming four bedroom character terraced town house located in one of the older parts of Penzance with views over St Mary's church and sea views from the top floors down to Mount's Bay. The property has spacious and versatile accommodation arranged over four floors which is currently arranged as four bedrooms but could be rearranged to suit different needs. There is much charm and character throughout the property and a particularly attractive feature is the enclosed courtyard being paved with raised flower borders offering a good degree of privacy for a town property. Chapel Street is one of the more sought after areas of Penzance just off the sea front and within close proximity of most amenities. 34 Chapel Street is a good example of a period townhouse which really needs to be viewed internally to appreciate to the full.

ENTRANCE VESTIBULE: Door to:

ENTRANCE HALL:

BEDROOM ONE: 11' 7" x 10' 4" (3.53m x 3.15m) Sliding sash window with sea glimpses, radiator.

BEDROOM TWO: 9' 2" x 8' 4" (2.79m x 2.54m) Sliding sash window to the front overlooking St Mary's church, shelved recess, radiator. Door to:

ENSUITE CLOAKROOM: White suite comprising low level w.c., wash hand basin.

STAIRS DOWN FROM ENTRANCE HALL TO:

KITCHEN / DINING ROOM: 25' 4" x 10' 7" maximum (7.72m x 3.23m) Inset single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, built in oven, four ring gas hob and extractor hood over, understairs storage cupboard, plumbing for washing machine, wall mounted gas central heating boiler, tiled flooring with underfloor heating, multipane double doors to garden.

STAIRS UP FROM ENTRANCE HALL TO FIRST FLOOR LANDING: Radiator.

LIVING ROOM: 13' 0" x 12' 0" into bay (3.96m x 3.66m) Bay window overlooking St Mary's church and some views over to Mount's Bay, marble fireplace with cast iron inset, built in cupboard, feature window overlooking the landing.

BEDROOM THREE: 11' 0" x 9' 0" (3.35m x 2.74m) Sliding sash window with sea views into Penzance harbour and window seat, radiator.

ENSUITE SHOWER ROOM: White suite comprising pedestal wash hand basin, low level w.c., tiled cubicle with folding glazed door.

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING:

BEDROOM FOUR: 12' 10" x 10' 0" plus recess (3.91m x 3.05m) Some sea views to Mount's Bay and St Mary's church, sunken spotlights, eaves storage, radiator.

BATHROOM: 11' 7" x 8' 1" maximum (3.53m x 2.46m) White suite comprising panelled bath with shower over and glazed screen, wash hand basin, low level w.c. with concealed cistern, lovely sea views over Penzance harbour, built in linen cupboard, shelved recess, radiator.

OUTSIDE: A charming courtyard style garden having been paved with raised well stocked flower borders.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: Via What3Words:

AGENTS NOTE: We understand from Openreach.com that Ultrafast Full Fibre Broadband should be available to the property. We checked the phone signal with Vodafone which was intermittent. The property is constructed of granite under a slate 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.

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