



Marshall's
ESTATE AGENTS



32 St. James Street, Penzance, Cornwall,
TR18 2BT







32 ST. JAMES STREET, PENZANCE, CORNWALL, TR18 2BT

£249,900 FREEHOLD

*** THREE BEDROOMS * GROUND FLOOR SHOWER ROOM * LOUNGE ***

*** SEPARATE DINING ROOM * KITCHEN * WORKSHOP TO REAR ***

*** ENCLOSED SOUTH FACING COURTYARD * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * NO ONWARD CHAIN * ON STREET PARKING ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 82 SQUARE METRES ***

A mid terraced three bedroom granite house, situated in a popular residential street, close to the centre of Penzance and all its amenities. The accommodation comprises of lounge with separate dining room, kitchen and shower room on the ground floor. There are three bedrooms on the first floor, enclosed south facing courtyard to the rear with useful workshop. The house is offered for sale with no onward chain, double glazed, gas centrally heated and a viewing is highly recommended.

Double glazed door into:

OUTER HALLWAY: Tiled floor, half glazed door into:

DINING ROOM: 14' 8" x 10' 0" (4.47m x 3.05m) Stairs rising, double glazed window to rear, radiator, gas fire, wall light, door to:

LOUNGE: 11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to front, living flame gas fire to one wall with recesses to either side, radiator.

Dining room open into:

KITCHEN: 9' 5" x 7' 6" (2.87m x 2.29m) Double glazed door and window to rear, base and wall units with worksurfaces over, single drainer stainless steel sink unit, electric oven, hob, tiled floor, built in shelved cupboard to one wall, door to:

UTILITY AREA: Plumbing for washing machine and window to rear, further door to:

SHOWER ROOM: Double glazed window to rear, WC, pedestal wash hand basin, fully tiled shower cubicle, extractor fan, heated towel rail.

FIRST FLOOR LANDING: Access to loft, shelved cupboard.

BEDROOM ONE: 14' 9" x 9' 7" (4.50m x 2.92m) Two double glazed windows to front, radiator.

BEDROOM TWO: 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear, radiator.

BEDROOM THREE: 9' 6" x 7' 3" (2.90m x 2.21m) Double glazed window to rear, radiator.

OUTSIDE: To the rear of the property there is a fully enclosed south facing courtyard with pedestrian gated access onto rear service lane, giving access to workshop.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///mugs.tones.rural](https://www.what3words.com/#!/mugs.tones.rural)

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.

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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