



Marshall's
ESTATE AGENTS



33 Rosevean Road, Penzance,
Cornwall, TR18 2DX







33 ROSEVEAN ROAD, PENZANCE, CORNWALL, TR18 2DX

£310,000 FREEHOLD

*** TWO/THREE BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN * BATHROOM ***

*** SEPARATE SHOWER ROOM * ENCLOSED COURTYARD GARDEN ***

*** PERIOD FEATURES * ON STREET PARKING * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** CLOSE TO TOWN CENTRE * EPC = TBC * COUNCIL TAX BAND = B ***

A nicely presented three storey terraced granite house, situated in a popular residential street close to the town centre of Penzance and all its amenities. The accommodation, which previously mentioned, is arranged over three floors, consists of lounge/bedroom three and bathroom on the ground floor. There are two double bedrooms on the first floor and large kitchen/living area and shower room on the lower ground floor. There is a courtyard style garden to the rear, double glazing where stated and it is gas centrally heated throughout. The property retains many period features internally, such as stripped wood flooring, ceiling cornices and exposed granite walls and fireplaces and an internal viewing is highly recommended.

External granite steps lead to wooden door with glazed skylight over, into:

OUTER HALLWAY: Wood floor, further glazed door into:

MAIN HALLWAY: Radiator, stairs rising and descending, double glazed window to rear, doors to:

LIVING ROOM: 10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window to front, stripped wood floor, radiator, fireplace to one wall (not tested) with recesses to either side, ceiling cornices.

BATHROOM: Double glazed window to rear, wash hand basin, WC, roll top bath with shower over, complementary wall tiling, radiator, wall light, feature fireplace (not used).

FIRST FLOOR LANDING: Double glazed window to rear, access to loft space, built in cupboard, doors to:

BEDROOM ONE: 12' 10" x 9' 11" (3.91m x 3.02m) Double glazed window to front, stripped wood floor, radiator, fireplace to one wall (not used).

BEDROOM TWO: 9' 7" x 7' 10" (2.92m x 2.39m) Double glazed window to rear, radiator, stripped wood floor.

Stairs descend from main hallway into:

KITCHEN/LOUNGE: 23' 3" x 12' 11" (7.09m x 3.94m) Double glazed window to front, feature granite wall, stripped wood floor, two radiators, space for range cooker, base and wall units, single drainer stainless steel sink unit, plumbing for washing machine and dishwasher, recess to one wall, storage cupboard under stairs, further door to:

SHOWER ROOM: Fully tiled, mains shower cubicle, two double glazed windows to rear, tiled floor, WC, wash hand basin, inset spotlights, cupboard housing combination boiler.

Double glazed door from kitchen area leads to:

ENCLOSED COURTYARD: With outside tap, fully enclosed by granite wall with pedestrian access to rear of the property.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///raven.frown.changed](https://www.what3words.com/raven.frown.changed)

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 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
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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