



Marshall's
ESTATE AGENTS



13 Lower Peverell Road, Penzance,
Cornwall, TR18 3PX







13 LOWER PEVERELL ROAD, PENZANCE, CORNWALL, TR18 3PX

£270,000 FREEHOLD

- * THREE BEDROOMS * RECENTLY REFURBISHED SHOWER ROOM * LOUNGE ***
- * SEPARATE DINING ROOM * KITCHEN * GROUND FLOOR CLOAKROOM * UTILITY ***
- * FRONT AND REAR GARDENS * ON STREET PARKING * GAS CENTRAL HEATING ***
- * EPC= E * COUNCIL TAX BAND = B * APPROXIMATELY 90 SQUARE METRES ***

A nicely presented semi detached family home with front and rear gardens, situated in a residential estate, on the outskirts of Penzance. The accommodation comprises of lounge, a separate dining room, kitchen, utility and cloakroom on the ground floor, three bedrooms and shower room on the first floor. There are fully enclosed gardens to both the front and rear with a shed and summerhouse. The property is centrally heated and will be offered for sale with no onward chain. This property would make an ideal family home and a viewing is highly recommended.

Double glazed door into:

MAIN HALLWAY: Radiator, window to side, stairs rising with cupboard under, doors to:

LIVING ROOM: 12' 5" x 11' 10" (3.78m x 3.61m) Fitted gas fire to one wall, radiator, window to front.

Door from hallway into:

KITCHEN: 10' 11" x 7' 0" (3.33m x 2.13m) Fitted with wall and base units with worksurfaces and tiling over, two windows to side, electric oven, induction hob, single drainer sink unit, doors to:

DINING ROOM: 10' 7" x 9' 2" (3.23m x 2.79m) Window to rear, radiator, cupboard to one wall, further door from kitchen:

REAR LOBBY: With door and window to rear garden. Lobby leads to:

CLOAKROOM: WC and window to rear.

TOOL STORE/UTILITY ROOM: 7' 8" x 5' 8" (2.34m x 1.73m) Window to rear, plumbing for washing machine.

FIRST FLOOR LANDING: Window to side, access to loft, storage cupboard, doors to:

BEDROOM ONE: 12' 4" x 9' 6" (3.76m x 2.90m) Window to front, radiator, laminate wood floor.

BEDROOM TWO: 12' 4" x 9' 2" (3.76m x 2.79m) Window to rear, radiator, built in wardrobe.

BEDROOM THREE: 8' 6" x 8' 7" (2.59m x 2.62m) Windows to side and front, radiator, built in cupboard.

SHOWER ROOM: Window to rear, WC, vanity wash hand basin, mains shower cubicle, extractor fan, heated towel rail.

OUTSIDE: The property is approached over a fully enclosed garden, which is laid to patio, path to side of the house leads to the, again fully enclosed, rear garden which is laid to decking and patio with outside tap, shed and wooden summerhouse.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///chest.library.prevented](https://www.what3words.com/3qfjg4w4-3qfjg4w4-3qfjg4w4)

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 block under a concrete 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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