



Marshall's

ESTATE AGENTS

Regent Cottage, Regent Terrace, Penzance,
Cornwall, TR19 6TH







REGENT COTTAGE, REGENT TERRACE, PENZANCE, CORNWALL, TR19 6TH

£320,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * FITTED KITCHEN AREA ***

*** GROUND FLOOR SHOWER ROOM * FIRST FLOOR BATHROOM ***

*** GOOD DECORATIVE ORDER * CONSERVATION AREA * GRADE II LISTED ***

*** ENCLOSED REAR GARDEN WITH SEA VIEWS ACROSS MOUNTS BAY ***

*** EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = E * COUNCIL TAX BAND = A * APPROXIMATELY 69 SQUARE METRES ***

A chance to acquire a charming two bedroom character cottage located in the centre of this popular village within close proximity of most amenities and having the benefit of a raised lawned and terraced garden which has sea views over Mount's Bay. The property has spacious, well proportioned living accommodation which would make an ideal family or holiday home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the lawned garden to the rear which takes full advantage of the sea views over the roof tops and Mousehole village. Regent Cottage is tucked away in a traffic free location in the centre of this village within close walking distance of most amenities and the harbour. Due to the popularity of properties such as this we would highly recommend an early appointment to view.

LIVING ROOM 23' 4" x 13' 1" (7.11m x 3.99m) Exposed granite to one wall, shelved recess with cupboard below, exposed beamed ceiling, television point, night storage radiator. Open plan to:

Entrance door to:

KITCHEN AREA: Inset stainless steel single drainer one and a half bowl sink with cupboards below, range of fitted wall and base units, ample worksurfaces and power points, built in oven, four ring eclectic hob with extractor hood over, integrated fridge, freezer and dishwasher, part exposed granite wall, night storage radiator.

SHOWER ROOM: White suite comprising fully tiled shower cubicle with sliding glazed door, wash hand basin with cupboards below, low level w.c. with concealed cistern, tiled flooring, chrome towel rail.

Stairs from living area to:

FIRST FLOOR LANDING: Range of built in cupboards, sunken spotlights, mezzanine area overlooking living room.

BEDROOM ONE: 10' 3" x 9' 6" (3.12m x 2.9m) Double glazed window, Velux roof light with blind, built in wardrobe, further built in cupboard housing pressurized hot water system, night storage radiator.

BEDROOM TWO: 9' 8" x 9' 5" plus deep door recess (2.95m x 2.87m) Exposed granite wall, shelved recess, night storage radiator, pine stable door with external light leading to outside steps.

BATHROOM: White suite comprising P shaped bath with chrome fittings and glazed screen, wash hand basin with cupboard below, low level w.c., double glazed window, sunken spotlights.

OUTSIDE: To the rear of the property is an enclosed garden laid to lawn with a raised terrace which takes full advantage of the lovely sea views over Mounts Bay, garden shed.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for Vodafone which was intermittent. The property is built 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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