



2 Lescudjack Terrace, Porthcove,
Cornwall, TR18 3AE

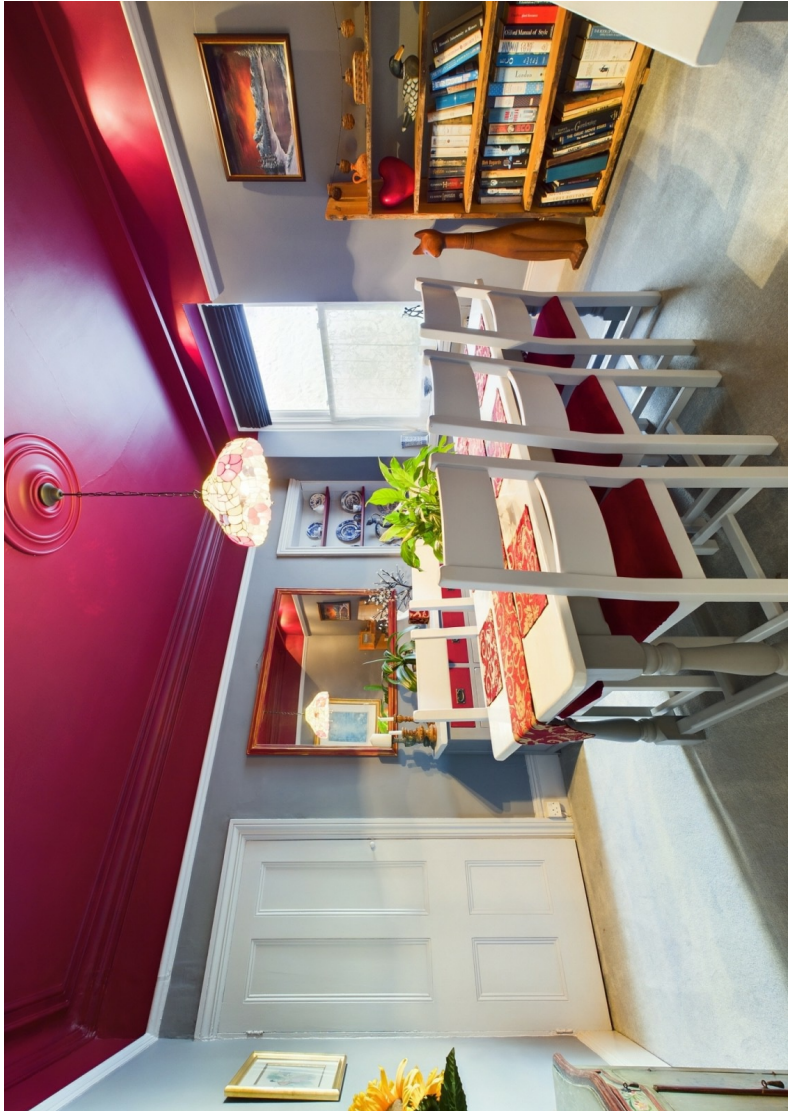


PRIVATE PROPERTY
PLEASE DO NOT
OBSTRUCT OR PARK
IN CONSTANT USE

JAA Marshall's
FOR SALE
Property ID: 1078-38003

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2 LESCUDJACK TERRACE, PENZANCE, CORNWALL, TR18 3AE

GUIDE PRICE £499,950 FREEHOLD

A beautifully presented three storey terraced Edwardian granite home offering four double bedrooms, one of which is ensuite, three reception rooms, courtyard gardens to the front and rear and off street parking for two vehicles enjoying an elevated position above the town of Penzance affording views across Penzance Harbour and Mount's Bay towards St Michael's Mount. An ideal family home/Airbnb property.

- * FOUR DOUBLE BEDROOMS (ONE ENSUITE) * LOUNGE * SEPARATE DINING ROOM ***
- * KITCHEN / BREAKFAST ROOM * TWO UTILITY ROOMS * GROUND FLOOR W.C. ***
- * TWO BATHROOMS * DOUBLE GLAZED WINDOWS * GAS CENTRAL HEATING ***
- * PANORAMIC SEA VIEWS ACROSS MOUNT'S BAY AND PENZANCE TOWN ***
- * ENCLOSED REAR COURTYARD AND SOUTH FACING SUN TERRACE ***
- * OFF ROAD PARKING * IDEAL FAMILY HOME / AIRBNB ***
- * EPC = D * COUNCIL TAX BAND = C * APPROXIMATELY 183 SQUARE METRES**

A beautifully presented four bedroom three storey terraced Edwardian town house enjoying panoramic sea views over Mount's Bay and Penzance town with courtyard gardens to both the front and rear and parking for several vehicles. The property is presented to a high standard by the present vendor and the accommodation is arranged over three floors ideally suited as a large family home or those looking to Airbnb. Retaining many original features throughout, the spacious accommodation comprises two reception rooms, kitchen/dining room, utility rooms and cloakroom on the ground floor, on the first floor there are three double bedrooms, one of which is ensuite and enjoys the aforementioned views, family bathroom and separate cloakroom. Stairs from the first floor landing lead to the fourth bedroom which affords the uninterrupted views across Penzance harbour towards Mount's Bay and St Michael's Mount, along with a further bathroom. There are patio gardens to both the front and rear with the property being on the outskirts of the town yet within walking distance of the towns amenities and viewing is highly recommended.

HALF GLAZED DOOR INTO:

ENTRANCE VESTIBULE: Mosaic tiled flooring, stained glass door opening to:

ENTRANCE HALL: Karndean flooring, radiator, dado rail with embossed wallpaper below, ceiling cornice, stairs rising to first floor with large open area underneath ideal for computer. Door to:

LIVING ROOM: 13' 11" x 11' 10" (4.24m x 3.61m) Large bay window to the front with double glazed sliding sash windows enjoying views across Penzance town towards Mount's Bay, period fireplace with living flame effect gas fire, tiled inset and marble effect surround set on a slate hearth with recess to either side, picture rail, coving, radiator. Double doors opening to:

DINING ROOM: 13' 0" x 11' 11" (3.96m x 3.63m) Double glazed sash window to the rear, built-in cupboard, shelved recess, inset spotlights, ceiling cornice, picture rail, radiator, door back into the main hallway. Further door to:

KITCHEN / BREAKFAST ROOM: 18' 10" x 11' 0" (5.74m x 3.35m) Two double glazed windows to the side, extensive range of fitted wall and base units with wooden work surfaces over, butler sink with mixer tap, dual fuel range with gas hob and extractor hood over, integral dishwasher, Karndean flooring, inset spotlights. Door to:

PANTRY: Double glazed window, fully shelved.

UTILITY ROOM: 11' 0" x 6' 8" (3.35m x 2.03m) Double glazed window to the rear, Belfast sink, complementary tiling, exposed granite to one wall, radiator, wall mounted gas central heating boiler, space for washing machine and tumble dryer, work surface and cupboard under the sink, Karndean flooring. Door to:

REAR PORCH: Double glazed window and door to courtyard, tiled flooring, radiator. Door to:

CLOAKROOM: Obscured double glazed window, low level w.c., wash hand basin, tiled flooring and fully tiled walls.

FROM THE MAIN ENTRANCE HALL, STAIRS TO:

FIRST FLOOR LANDING: Dado rail, stairs rising.

BEDROOM ONE: 16' 0" x 10' 11" (4.88m x 3.33m) Large double glazed sash bay window and further sash window to the front enjoying lovely sea views over Mount's Bay to St Michael's Mount and Penzance harbour, radiator, ceiling cornice, picture rail, ceiling rose, built in wardrobes to one wall. Opening into:

ENSUITE SHOWER ROOM: Inset spotlights, extractor fan, fully tiled mains shower cubicle, heated towel rail, wash hand basin, w.c.

BEDROOM TWO: 13' 2" x 11' 10" (4.01m x 3.61m) Double glazed window to the rear, plumbing for ensuite, picture rail, radiator, painted wooden floor boards, small recess with shelving.

BEDROOM THREE: 11' 1" x 10' 2" (3.38m x 3.10m) Double glazed window to the rear, picture rail, radiator.

BATHROOM: Double glazed window, white suite comprising panelled bath with mains shower over and glazed screen, vanity wash hand basin, fully tiled walls, tiled flooring, heated towel rail, inset spotlights.

SEPARATE W.C: Low level w.c., part tiled walls, window.

STAIRS RISING FROM MAIN LANDING TO:

HALF LANDING: Door to:

EAVES STORAGE SPACE: Full head height in places, power and light.

SECOND FLOOR LANDING: Velux window.

BEDROOM FOUR: 18' 1" x 14' 10" (5.51m x 4.52m) Double glazed sash windows with panoramic sea views across the whole of Mount's Bay and Penzance town towards St Michael's Mount, inset reading light, eaves storage cupboard, radiator.

BATHROOM: 11' 10" x 5' 9" (3.61m x 1.75m) Obscured double glazed window to the rear, vanity unit with wash hand basin and storage below, w.c., part tiled walls, tiled flooring, heated towel rail, corner shower cubicle with sliding doors and electric shower, roll top bath, access to loft.

OUTSIDE: To the front of the property there is parking for two vehicles with granite steps leading to the paved sun terrace with views across Penzance town towards the sea, surrounded by flower borders and hedging creating a good degree of privacy. To the rear of the property there is an enclosed paved courtyard garden with storage shed, outside tap, rear pedestrian access gate. The rear access lane does have a vehicular right of access.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: Upon reaching Penzance from the east take the first right into Britons Hill. Proceed along this road for approximately half a mile whereby Lescudjack Terrace can be found on your right hand side.

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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