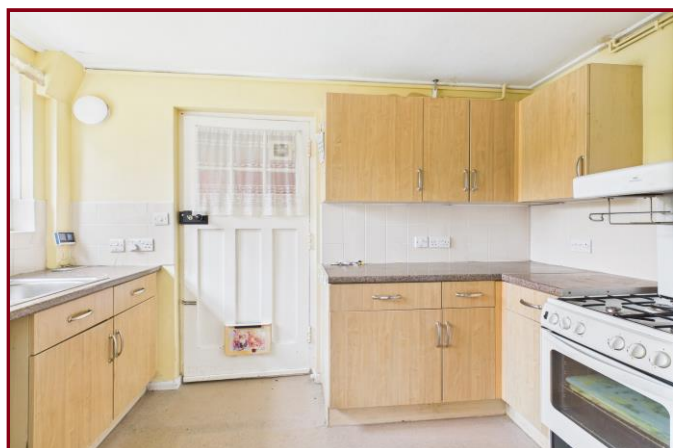




**MAP estate agents**  
Putting your home on the map

**Mount Pleasant,  
Alverton, Penzance**

**£205,000  
Freehold**







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## **Property Introduction**

This two bedroom semi-detached home offers well proportioned accommodation requiring a degree of modernisation. Inside is a lounge/diner and kitchen on the ground floor with two double bedrooms and the family bathroom located on the first floor.

The property is double glazed and warmed via gas central heating. There are gardens to both the front and rear and the property is offered for sale chain-free.

We advise a viewing at the earliest opportunity to be fully appreciated.

## **Location**

The property is located in Alverton within a level walk to the town centre and the wonderful promenade that takes in the sea views over Mount's Bay. There is a regular bus service to Penzance and Newlyn nearby and the thriving town of Penzance has a wonderful range of shops to explore and a good variety of restaurants, galleries and antique shops.

The tropical Morrab Gardens are close by as is Penlee Park which hosts the Penlee Gallery and Museum. There is a primary school within half a mile of the property and Humphry Davy Secondary School is approximately one mile away.

### **ACCOMMODATION COMPRISES**

Double glazed panelled front door to:-

#### **ENTRANCE HALL**

Stairs rising to first floor and radiator. Doors off to:-

#### **LOUNGE/DINER 19' 8" x 8' 5" (5.99m x 2.56m) plus recesses**

Double glazed windows to the front and rear. Recess with cupboard and two radiators.

### **KITCHEN 10' 3" x 8' 5" (3.12m x 2.56m) maximum measurements**

Double glazed window to the side. Fitted with a matching range of wall and base cupboards having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space for cooker and space and plumbing for washing machine. Radiator. Door to:-

### **REAR LOBBY**

Doors to the rear garden and:-

### **WORKSHOP 8' 3" x 5' 7" (2.51m x 1.70m)**

Power and light connected.

### **FORMER COAL STORE 5' 0" x 2' 11" (1.52m x 0.89m)**

### **CLOAKROOM**

Window to the side. Fitted with a low level WC.

From entrance hall, stairs rising to:-

### **FIRST FLOOR LANDING**

Double glazed window to the side and access hatch to loft space. Doors off to:-

### **BEDROOM ONE 15' 10" x 9' 11" (4.82m x 3.02m) maximum measurements**

Double glazed window to the front. Cupboard housing gas boiler and radiator.

### **BEDROOM TWO 11' 4" x 9' 6" (3.45m x 2.89m)**

Double glazed window to the rear and radiator.

### **BATHROOM**

Obscure glass double glazed window to the rear. Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and WC. Radiator.

### **OUTSIDE FRONT**

To the front of the property, there is a generous lawned garden.

### **REAR GARDEN**

The rear garden has a concreted seating area with steps down to a further lawned garden.

### **SERVICES**

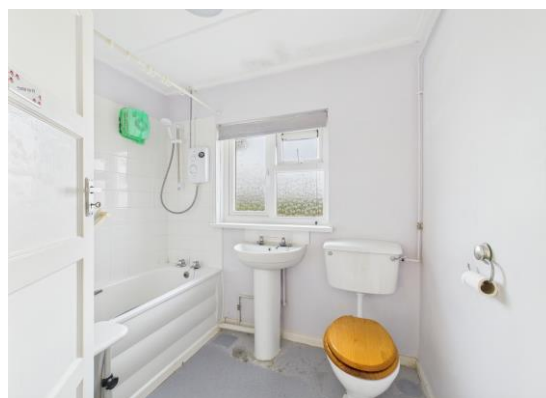
Mains water, mains electricity, mains drainage and mains gas.

### **AGENT'S NOTES**

The Council Tax Band for this property is Band 'B'. Please note, there is a small estate service charge for the property which is variable and reviewed on an annual basis. The amount is currently £9.60 pcm.

### **DIRECTIONS**

Heading west from Penzance on the A30 trunk road, upon reaching Mount Misery roundabout, take the first exit towards Alverton. Take the next right-hand turning onto The Ropewalk and then the second left onto Mount Pleasant. The property will then be seen halfway up the road on the left-hand side. If using What3words: heave.lately.prospers

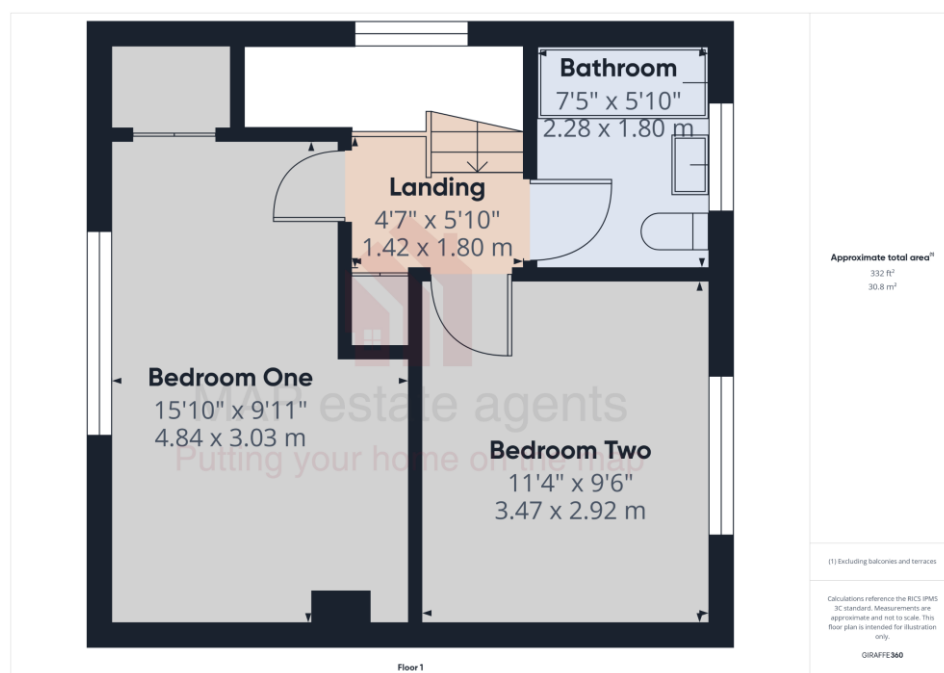
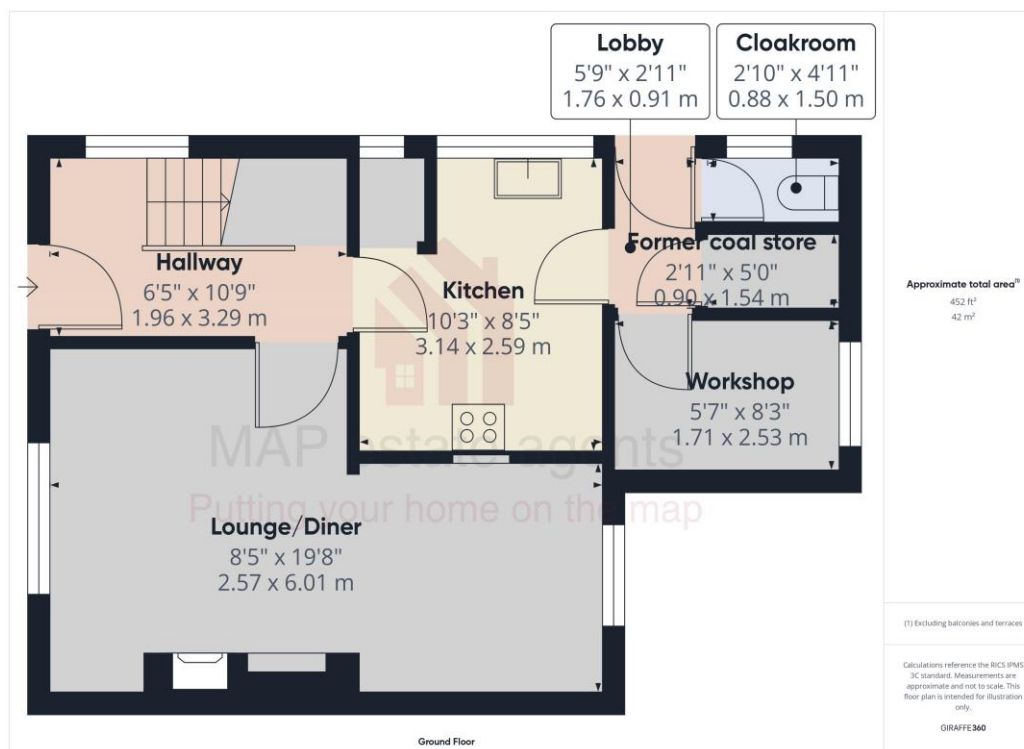


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Two bedrooms
- First floor bathroom
- Cosmetic updating required
- Level walk to Penzance town
- Unrestricted street parking nearby
- Gardens to front and rear
- Ground floor WC
- Small workshop to rear
- Gas central heating and double glazing
- Chain-free sale



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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