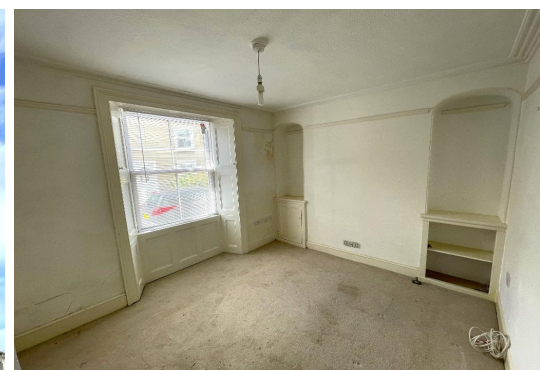




ANDREW
EXELBY
ESTATE AGENTS

2 Bedroom Terraced in Rosevean Road, Penzance

Guide Price **£265,000**



- CHAIN FREE/NO ONWARD CHAIN • TWO/THREE BEDROOM TERRACED TOWN HOUSE •
- ACCOMMODATION ARRANGED OVER THREE FLOORS • MAJORITY UPVC DOUBLE GLAZING •
- GAS CENTRAL HEATING • CLOSE PROXIMITY TO PENZANCE TOWN • ENCLOSED COURTYARD TO THE REAR • EPC RATING - C69 / COUNCIL TAX BAND - B

Description

***** CHAIN FREE ***** - A two/three bedroom mid terrace townhouse that can be found within this popular residential area to the fringe of Penzance town. The property benefits from majority uPVC double glazing along with an enclosed rear courtyard.

The property is warmed via a gas central heating system with accommodation in brief comprising sitting room/bedroom and bathroom to the ground floor; living room and kitchen to the lower ground floor with two double bedrooms to the first floor.



Location

The bustling market town of Penzance offers a wide range of amenities to include restaurants, local and specialist shops, character public houses together with nearby primary and secondary schooling. Good commuter links are provided by the bus and main line railway station which are approximately a quarter mile distant.

Ground Floor

Wooden panelled door to... -

ENTRANCE VESTIBULE - Wooden flooring. Wooden part obscure glazed door to...

ENTRANCE HALLWAY - Wooden flooring. Radiator. Stairs rise to first floor. Stairs descend to lower ground floor. Doors to...

SITTING ROOM/BEDROOM - 11' 5" x 9' 3" (3.5m x 2.83m) uPVC double glazed sash window to front. Two recessed alcoves with storage beneath. Radiator.

BATHROOM - 9' 0" x 8' 1" (2.76m x 2.47m) uPVC part obscured glazed window to rear. Corner bath with tiled surrounds. Corner shower cubicle with mains fed shower over. Vanity mounted wash hand basin. Low level WC with hidden cistern. Wall mounted heated towel rail. Recessed spotlights. Radiator.



First Floor

BEDROOM ONE - 14' 10" x 9' 0" (4.53m x 2.76m) Two uPVC double glazed sash windows to front. Wooden flooring. Two radiators.

BEDROOM TWO - 9' 4" x 8' 9" (2.87m x 2.68m) uPVC double glazed window to rear. Wooden flooring. Radiator.

Lower Ground Floor

INNER HALLWAY - uPVC double glazed door giving access to the rear courtyard. Under stairs storage with spaces for washing machine and tumble dryer. Wall mounted gas combination boiler. Tiled flooring. Glazed wooden door to...

LIVING ROOM - 14' 3" x 9' 4" (4.36m x 2.87m) uPVC double glazed sash window to front with window seat. Recessed spotlights. Tiled flooring. Radiator. Opening to...

KITCHEN - 8' 6" x 8' 4" (2.6m x 2.55m) uPVC double glazed window to rear. Work surface areas with inset sink and drainer. Cupboards and drawers below. Space for range oven with stainless steel canopy extractor over. Further spaces for fridge and freezer. Part tiled surrounds with cupboards above. Recessed spotlights. Tiled flooring.

OUTSIDE - Enclosed courtyard with wooden pedestrian gate leading onto a service lane.

DIRECTIONS - From the top of Causewayhead turn right onto Taroveor Road and after approximately 150 yards turn left into Rosevean Road. The property will be found to your eventual right as indicated by an Andrew Exelby for sale board. If using the What3Words application - mavericks.gifted.silks

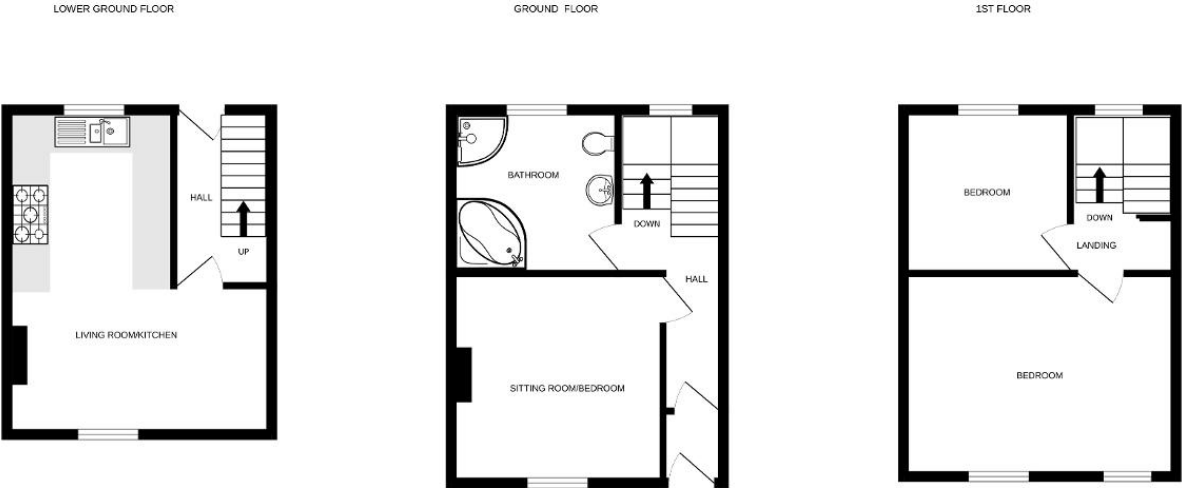
AGENTS NOTES - SERVICES - Mains electric, gas, water and drainage.

COUNCIL TAX BAND - B

LOCAL AUTHORITY - Cornwall County Council

TENURE - Freehold

VIEWINGS - By appointment via Andrew Exelby Estate Agents - 01736 697414



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		