



11 Polwithen Road

Penzance, Cornwall, TR18 4JW

Town Center 0.5 Miles, Marazion 4 Miles, Mousehole 3 Miles

New Price - reduced for immediate sale

An elegant period property in a highly desirable location in the popular seaside market town of Penzance.

- No Onward Chain
- Detached
- Parking
- Garage
- Gardens
- 3 Bedrooms
- Period Property
- In Need Modernisation
- Freehold
- Council Tax Band F

Guide Price £550,000

SITUATION

Situated on the highly desirable Polwithen Road, off Kings Road, within walking distance of Penzance town centre and close proximity to local shopping and many amenities including West Cornwall Hospital and Penwith College.

The property is in a conservation area with many Grade II listed properties and in a much sought-after residential location for the discerning purchaser.

Penzance now forms the main commercial centre for the Lands End Peninsula. Within this harbour side town there are a wide variety of amenities, shops and supermarkets together with both private and state schooling.

Penzance is ideally positioned to take full advantage of the spectacular West Cornwall scenery boasting an array of towering cliffs, sandy beaches and picturesque fishing villages.



THE PROPERTY

Believed to have been built in 1930's, this bright and spacious detached period house is located within one of the town's most favoured postcodes.

Although in need of some modernisation, this family home offers a wealth of charm throughout enjoying ornate fireplaces, feature arch windows, high ceilings and polished wood flooring.

The property in brief: Large entrance hallway, lounge with impressive bay window to the front gardens, living room with mirroring south facing bay window, dining room, kitchen with patio doors opening to the private rear garden, useful store, and downstairs WC.

Stairs from the hallway rise to a large and open landing off which you will find three double bedrooms, a study that has been used previously as a bedroom, family bathroom and WC.

THE OUTSIDE

The front of the property offers a gated driveway and an ornate lawned garden with mature shrubs and border planting

To the rear is a superb raised lawned garden accessible from the kitchen's patio doors opening to a private paved seating area, with further ornate lawns and mature plantings.

SERVICES

Mains Water, Electricity, Drainage and Gas.

VIEWINGS

Strictly by prior appointment with the Truro Office on 01872 264488

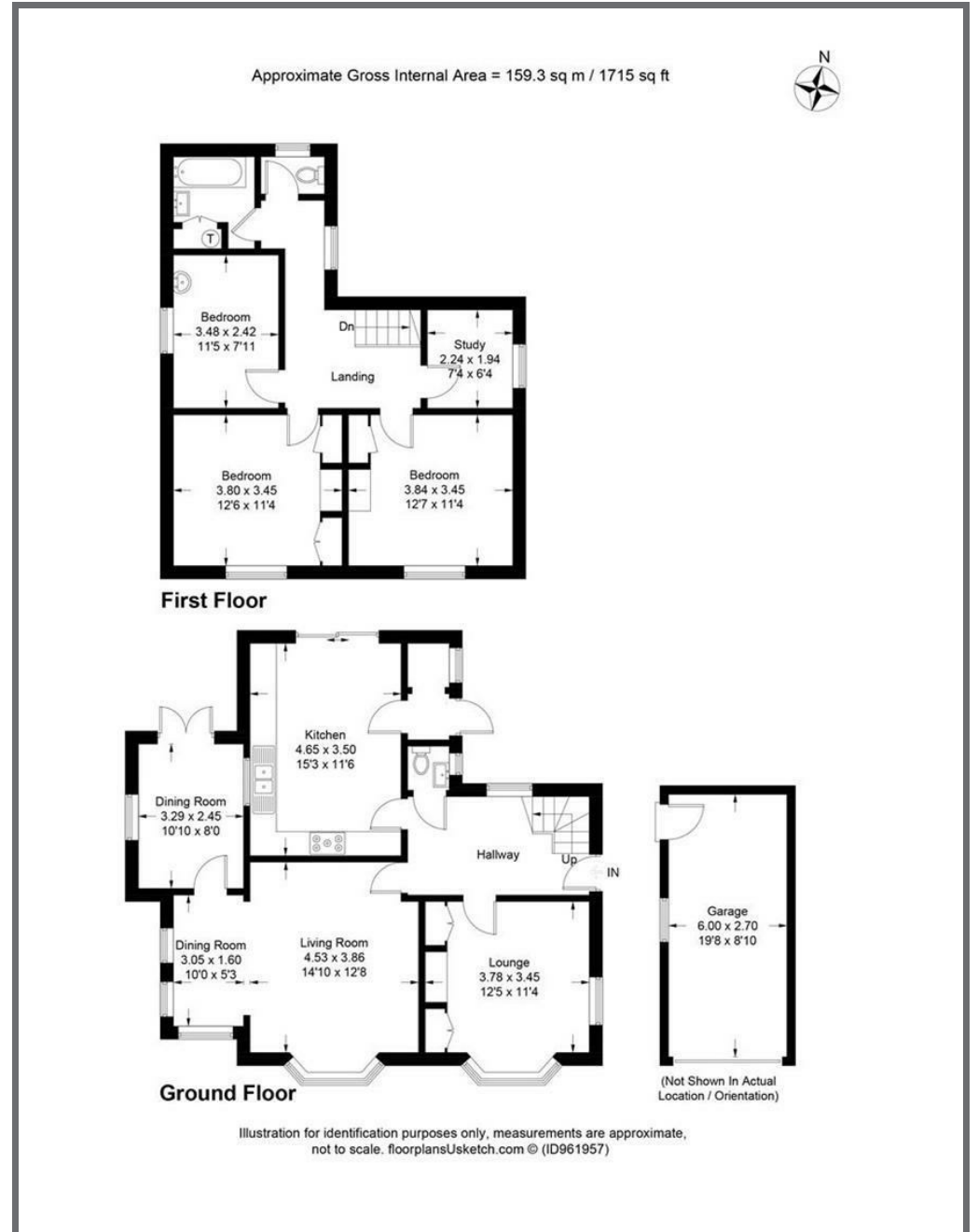
DIRECTIONS

From Penzance Promenade heading towards Newlyn turn right onto Alexandra Road and continue until you reach the small roundabout, turn right back towards Penzance shortly followed by a left onto Kings Road.

Continue along Kings Road and Polwithen Road will be on the second turning on your left-hand side. No 11 will be evident on your right-hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	84

England & Wales EU Directive 2002/91/EC

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