



St. Johns Terrace  
Pendeen  
Penzance  
TR19 7DP  
£200,000

- PERIOD COTTAGE IN NEED OF UPDATING
- SOUGHT AFTER VILLAGE LOCATION
- 2 RECEPTION ROOMS AND 2 BEDROOMS
- PERIOD FEATURES
- ENCLOSED GARDENS TO THE FRONT
- NO ONWARD CHAIN



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 624.00 sq ft



#### LOUNGE

13'0 x 8'8 (3.96m x 2.64m)

Sash window to the front, fireplace (blocked) with granite surround.

#### DINING ROOM

13'0 x 11'3 (3.96m x 3.43m)

Secondary glazed sash window to the rear, understairs storage cupboard, night storage heater.

#### KITCHEN

9'9 x 6'9 (2.97m x 2.06m)

Sink unit with adjoining work surfaces, base and eye units, window and door to rear.

#### INNER HALL

Built in cupboard, door to rear leading to the porch.

#### BATHROOM

9'9 x 6'7 (2.97m x 2.01m)

Panelled bath, wash hand basin, low level w.c, window to the side.

#### REAR PORCH

6'7 x 3'5 (2.01m x 1.04m)

Windows to three sides, door to courtyard garden.

#### FIRST FLOOR

##### BEDROOM 1

13'0 x 11'12 (3.96m x 3.35m)

Sash window to the front.

##### BEDROOM 2

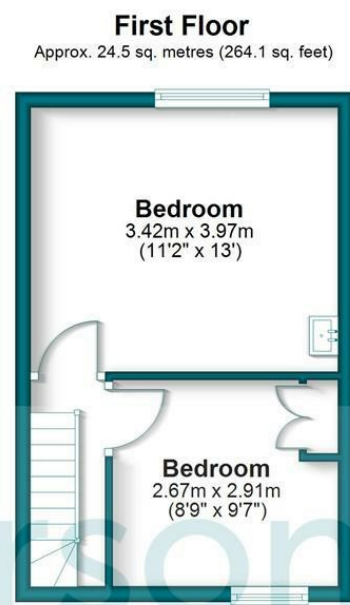
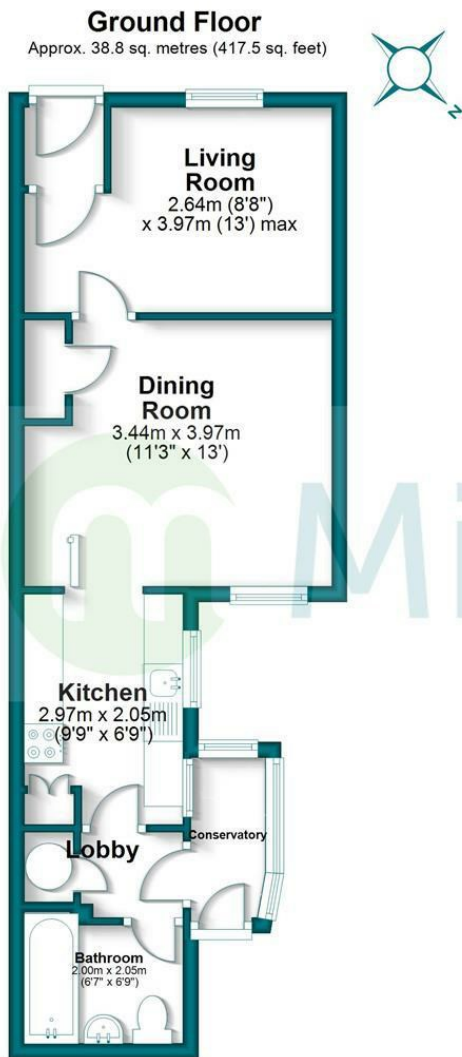
9'7 x 8'9 (2.92m x 2.67m)

Sash window to the rear.

#### OUTSIDE

At the front of the cottage there is a well enclosed lawned garden with pathway leading to the front door. To the rear there is a courtyard garden with storage area.





Total area: approx. 63.3 sq. metres (681.5 sq. feet)

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

## Directions To Property

## Contact Us

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## Valuation Request

