



Penare Terrace

Penzance

TR18 2DT

Offers Over £310,000

- VERY SPACIOUS AND FLEXIBLE 4/5 BED VICTORIAN HOUSE
- POPULAR RESIDENTIAL LOCATION CLOSE TO MANY AMENITIES
- FULL GAS CENTRAL HEATING
- INCOME/ANNEXE POTENTIAL
- REAR COURTYARD GARDEN
- NO CHAIN



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1905.21 sq ft



ENTRANCE VESTIBULE

Tiled flooring, dado rail, door to main hall.

ENTRANCE HALL

Stairs rising to the first floor and further staircase descending to the lower ground floor, wooden flooring.

LOUNGE DINING ROOM

23'5 x 12'7 (7.14m x 3.84m)

A spacious, dual aspect room with UPVC double glazed window to the rear and bay to the front, radiator, television point.

BEDROOM

11'0 x 10'0 (3.35m x 3.05m)

Built in wardrobe, radiator, UPVC double glazed window to the side.

LOWER GROUND FLOOR

This area could easily be separated and used for a dependent relative or as an additional income by residentially or holiday letting the lower ground floor.

KITCHEN

14'10 x 13'9 (4.52m x 4.19m)

Twin stainless steel sink unit, fitted eye level units, centrally positioned island with worksurface and cupboards below, recess and plumbing for dishwasher, recess for fridge freezer, tiled flooring, radiator, UPVC double glazed window and door to the rear leading to the courtyard garden.

BATHROOM UTILITY

16'1 x 6'7 (4.90m x 2.01m)

Roll top bath with shower over, wash hand basin with cupboards below, dual flush w.c, heated towel rail, recess and plumbing for washing machine and tumble dryer.

DINING ROOM

10'11 x 10'0 (3.33m x 3.05m)

UPVC double glazed window to the side, radiator, built in cupboard.

STORE ROOM

10'1 x 7'5 (3.07m x 2.26m)

A very useful space with UPVC double glazed window and door to the side leading to the garden.

FIRST FLOOR LANDING

OPEN LANDING/SECOND LOUNGE

UPVC double glazed window to the rear with an open outlook

BATHROOM

A good size room comprising of a roll top bath with dual shower over, pedestal wash hand basin, low level w.c, heated towel rail, built in airing cupboard housing the gas combination boiler, UPVC double glazed part obscure window to the rear with sea views.

SEPARATE W.C

Dual flush w.c, wash hand basin, UPVC double glazed obscure window to the rear.

BEDROOM

14'6 x 10'7 (4.42m x 3.23m)

Radiator, UPVC double glazed bay window to the front with views towards St Michael's Mount and bay.

BEDROOM

7'11 x 5'9 (2.41m x 1.75m)

Radiator, UPVC double glazed window to the front, recess for wardrobe space.

SECOND FLOOR LANDING

A split level landing leading to two further bedrooms.

BEDROOM

13'9 x 7'1 (4.19m x 2.16m)

Radiator, Velux window.

BEDROOM

14'1 x 13'11 increasing to 19'9 (4.29m x 4.24m increasing to 6.02m)

A spacious dual aspect room with UPVC double glazed windows to the front and rear with open views, radiator, built in wardrobes.



OUTSIDE

To the rear of the property there is a well enclosed courtyard garden with rear gated access.



Directions To Property

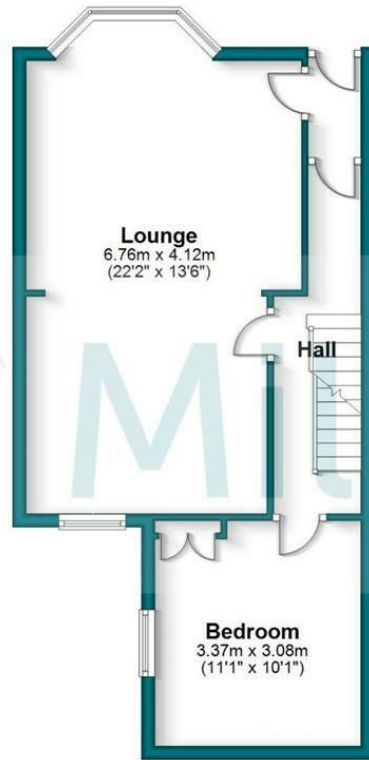
Millerson Estate Agents
 50 Fore Street
 Hayle
 Cornwall
 TR27 4DY
 E: hayle@millerson.com
 T: 01736 754115
 www.millerson.com

Valuation Request



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



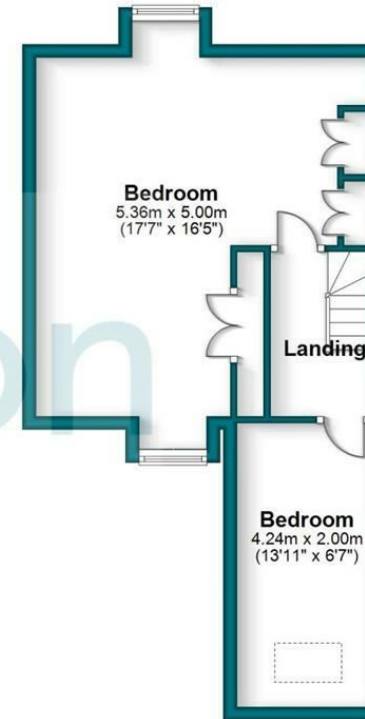
Second Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



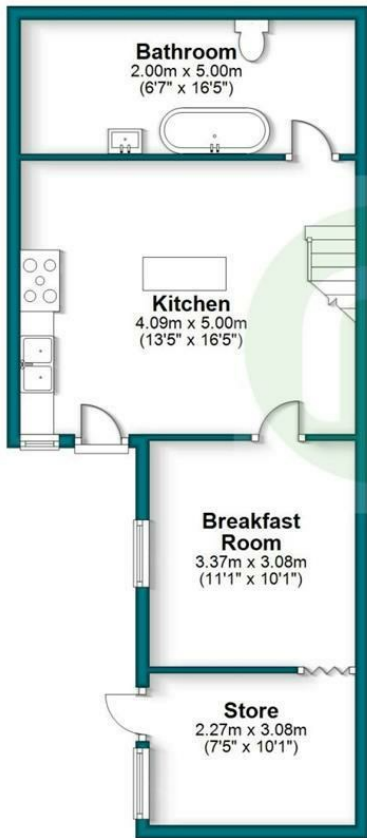
Third Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Ground Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 175.5 sq. metres (1889.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	