



32 Talveneth
Penzance
TR19 7UT

Asking Price £225,000

- WELL PRESENTED HOME
- KITCHEN BREAKFAST ROOM
- LOUNGE DINING ROOM
- 2 BEDROOMS
- FAMILY BATHROOM
- GARDEN FRONT AND REAR
- DOUBLE GLAZING THROUGHOUT
- IDEAL FIRST TIME BUY OR INVESTMENT
- VILLAGE LOACTION
- VIEWING ADVISED



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Tenure - Freehold

Council Tax Band - A

Floor Area - 678.00 sq ft



Entrance

Double glazed obscure front door opening into:

Kitchen Breakfast Room

16'02 x 8'09 (4.93m x 2.67m)

Laminate flooring. Base level units and drawers with recesses for a dishwasher or washing machine. under counter fridge and electric cooker with an extractor fan over. Rolled edge worksurfaces incorporating a stainless steel sink drainer with a Swan neck mixer tap above and tiled splashbacks. Double glazed window to the front aspect over looking the open fore garden. Carpeted stairs rising to the first floor landing. Door opening into:

Returning to the kitchen breakfast are carpeted stairs rising to:

Lounge Dining Room

16'03 x 11'08 (4.95m x 3.56m)

Laminate flooring. Electric radiator. Double glazed window to the rear aspect overlooking the enclosed rear garden. Double glazed obscure door leading out into the rear garden. Under stairs storage cupboard.

Landing

Carpet. Loft access. Doors opening to:

Bathroom

6'08 x 5'06 (2.03m x 1.68m)

Tiled effect vinyl flooring. Dual flush low level W/c. Pedestal hand wash basin. Panel bath with electric shower above and glazed screen to side. Obscure double glazed window to the rear aspect. Extractor fan. Electric wall mounted ladder towel rail. Wall mounted mirror fronted vanity cupboard.

Bedroom

9'01 x 9'01 (2.77m x 2.77m)

Carpet. Electric radiator. Double glazed window to the rear aspect.

Bedroom

12'10 x 11'05 (3.91m x 3.48m)

Carpet. Wall mounted panel heater. Linen cupboard with shelving and housing the hot water cylinder. 2 x double glazed windows to the front aspect. .

Outside

To the front of the property is an open fore garden which is enclosed by

low level fencing with a gated access leading to the path that leads to the front door. There is a gravelled path that leads around the front to the side and leads to further gated access which leads into the rear garden. The rear garden is also accessed via the double glazed door in the living room. The garden offers a gravelled seating area and path to the rear gate. To either side of the path is lawn garden. Storage shed. The rear garden is enclosed by fencing to either side and low level fencing to the rear.

Material Information

Verified Material Information

Asking price: Offers in region of £225,000

Council tax band: A

Council tax annual charge: £1480.92 a year (£123.41 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)



Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.






Ground Floor



First Floor

Please note this plan is not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Directions To Property

Upon entering the village of Pendeen from Penzance continue through the village for approx half a mile where Talveneth will be found on your left.

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Valuation Request



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