



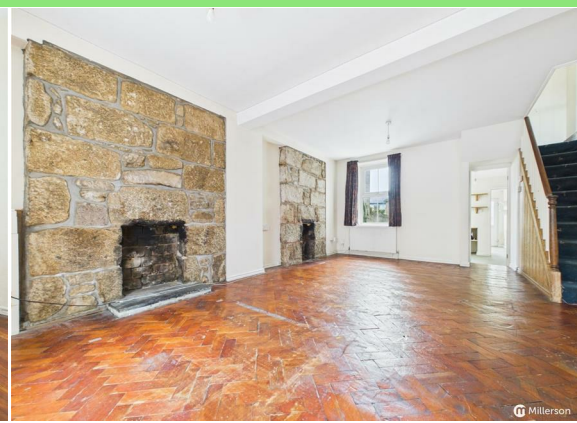
St. James Street

Penzance

TR18 2BU

Asking Price £190,000

- TWO BED TOWN HOUSE IN A POPULAR LOCATION
- IN NEED OF UPDATING
- EXCELLENT TOWN LOCATION WITH EASY ACCESS TO MANY AMENITIES
- GAS CENTRAL HEATING
- ENCLOSED REAR COURTYARD GARDEN
- NO ONWARD CHAIN



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 914.94 sq ft



ENTRANCE PORCH

Door to lounge diner.

LOUNGE DINING ROOM

19'6" x 14'2" maximum including stairs (5.94m x 4.32m maximum including stairs)

A dual aspect room with double glazed windows to the front and rear, two radiators, stairs rising to the first floor, feature fireplace with exposed stonework, door to the sitting room.

DINING ROOM

9' x 7'11" (2.74m x 2.41m)

Door and window to the side, radiator, access to the kitchen.

KITCHEN

10'3" x 7'9" (3.12m x 2.36m)

Stainless steel sink unit with adjoining work surface, range of base and eye level units, wall mounted gas boiler, recess for cooker and washing machine, door to rear courtyard garden.

FIRST FLOOR

Access to loft space.

BATHROOM

9'1" x 8'6" (2.77m x 2.59m)

A good size bathroom comprising panelled bath with shower over, low level w.c, wash hand basin, window to the side.

BEDROOM 1

13'6" x 11'1" into window (4.11m x 3.38m into window)

Two UPVC double glazed sash windows to the front, feature fireplace.

BEDROOM 2

10'4" into window x 9'6" into recess - maximum (3.15m into window x 2.92m into recess - maximum)

UPVC double glazed window to the rear, radiator.

OUTSIDE

At the rear of the property there is an enclosed courtyard garden with gated access to the rear service lane.

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

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 area 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: C

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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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