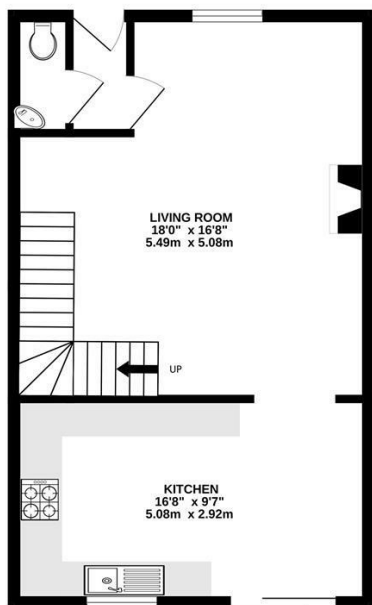
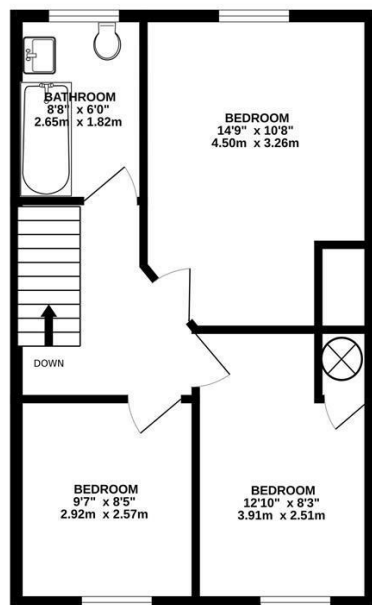


GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pendeen

£169,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



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6 Levant Close
Pendeen
TR19 7TG

£169,000

KEY FEATURES

- FREEHOLD END OF TERRACE HOUSE
- REQUIRES RENOVATION
- MAINS ELECTRIC, WATER AND DRAINAGE
- RADIATORS AND ELECTRIC FIRE
- GARDENS TO THE FRONT AND REAR
- EPC - D
- COUNCIL TAX BAND B
- GARAGE AND PARKING

DIRECTIONS

From Penzance proceed in a westerly direction taking the A3071 towards St Just. Proceed along this road for approximately 4 miles, taking the right turn towards Pendeen. Continue along this road for a further 2 miles and turn left into Trewellard. Enter the village and before reaching the T junction Levant Close can be found on the left hand side. Number 6 is situated in the top righthand corner of the cul-de-sac.



This end of terraced house was believed to have been built in the late 1980's. It is block built with cavity walls under a tiled roof. The house needs total renovation throughout but offers a blank canvas for the next owner. On the ground floor is a lounge, kitchen/diner and a WC. The 3 bedrooms and bathroom are on the first floor. The property benefits greatly from a detached garage, parking and gardens to both the front and rear.

*TENURE: Freehold*** SERVICES: Mains Electric, Water & Drainage *** HEATING: Oil Fired Central Heating *** COUNCIL TAX: Band B*

Levant Close is conveniently situated within a level walk of Pendeen amenities and just two miles from St. Just which is a vibrant town and has a number of amenities including various independent shops, a post office, cafe's, public houses, doctors surgery, library, primary and secondary school. Penzance also offers a good range of amenities. In addition are the promenade, the famous parks and gardens and of course the Jubilee Geothermal swimming pool. From Penzance the bus and train run services to the rest of the Country.

