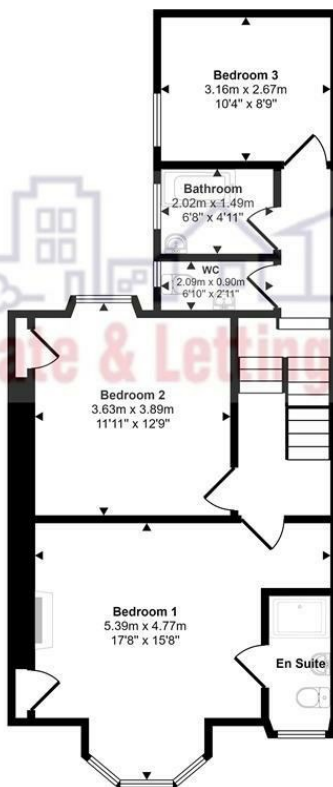


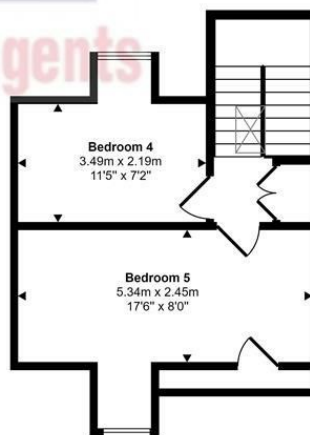
Approx Gross Internal Area  
170 sq m / 1831 sq ft



Ground Floor  
Approx 74 sq m / 795 sq ft



First Floor  
Approx 64 sq m / 689 sq ft



Second Floor  
Approx 32 sq m / 348 sq ft



Penzance

£395,000





21 Mennaye Road  
Penzance  
TR18 4NG

£395,000

## KEY FEATURES

- Spacious Family Home
- Close To The Sea Front, Parks & Town
- 5 Bedrooms (master en suite)
- Courtyard Garden
- Offered for Sale Without a Chain
- EPC E (53 77)

## DIRECTIONS

From our office turn left onto Alverton Street. Turn left onto Morrab Road. At the bottom turn right onto the promenade. At the roundabout turn right onto Alexandra Road. Take the second right onto Mennaye Road where the property is situated on the left.



## Character & Space by the Sea!

*Step inside this impressive early 1900s townhouse, offering seriously versatile living across three floors. Downstairs: a spacious lounge, dedicated dining, kitchen and a handy utility room.*

*Upstairs: Three double bedrooms, the master having an en suite, the family bathroom and a convenient separate convenient. The top floor boasts two more bedrooms – perfect for a growing family or guests.*

*Presented in good condition throughout, this is a substantial home ready to live in. Located on Penzance's sought-after seaward side, you're a stone's throw from the promenade, town buzz, parks, and gardens.*

**TENURE:** Freehold - **SERVICES:** Mains Electric, Water & Drainage - **HEATING:** Gas Central Heating - **COUNCIL TAX BAND:** D - **MOBILE PHONE COVERAGE:** Ofcom suggests mobile coverage is likely - **BROADBAND:** Ofcom Suggest Superfast Broadband is available

*Penzance packs a punch with its independent shops, schools, lively pubs, and foodie scene. Think stunning architecture, the iconic lido, and that fantastic promenade. Excellent transport links via bus and rail connect you nationwide, plus sea and air links to the Isles of Scilly.*

*Don't miss out – early viewing essential!*

