



35 Mount Street, Penzance,  
Cornwall, TR18 2EU







**35 MOUNT STREET, PENZANCE, CORNWALL, TR18 2EU**

**£250,000 FREEHOLD**

- \* **THREE BEDROOMS \* LOUNGE \* DINING ROOM \* WELL FITTED KITCHEN \***
- \* **GOOD SIZED REAR COURTYARD WITH USEFUL WORKSHOP/GARDEN ROOM \***
- \* **FIRST FLOOR BATHROOM/W.C. \* GAS FIRED CENTRAL HEATING \***
- \* **UPVC DOUBLE GLAZING \* NO ONWARD CHAIN \* CONSERVATION AREA \***
- \* **EPC = D \* COUNCIL TAX BAND = B \* APPROXIMATELY 87 SQUARE METRES \***

The property is a late Victorian, double fronted, three bedrooms and two reception rooms house, which has retained some of the features of the period. Situated in a conservation area and minutes from the town centre, waterfront, train station and all amenities, an early internal inspection is highly recommended. Further features include an above average sized rear courtyard, with useful garden room and w.c.

Door to:

**ENTRANCE HALL:** Staircase rising, radiator, door to:

**LOUNGE:** 11' 9" x 11' 3" (3.58m x 3.43m) Two alcoves with built in cupboards, radiator, window to front.

**DINING ROOM:** 12' 4" x 11' 3" (3.76m x 3.43m) Under stairs cupboard, alcove cabinet, radiator, window to the front.

**KITCHEN:** 13' 7" x 11' 6" (4.14m x 3.51m) L Shaped, galley style kitchen, with built in double oven and hob, integral stainless steel sink unit with adjoining work surfaces, integrated dishwasher, wall mounted cupboard.

**FIRST FLOOR LANDING:** Two radiators, window, storage cupboard.

**BEDROOM ONE:** 12' 9" x 8' 8" (3.89m x 2.64m) Radiator, window to the front.

**BEDROOM TWO:** 13' 1" x 8' 10" (3.99m x 2.69m) Built in wardrobe, radiator, window to the front.

**BEDROOM THREE:** 12' 4" x 6' 0" (3.76m x 1.83m) Radiator, window to the rear.

**BATHROOM:** Good sized room with radiator, window, pedestal wash hand basin, low level w.c., panel bath, chrome towel rail.

**OUTSIDE:** To the rear of the property is a good sized private courtyard with courtesy door to rear service lane.

**UTILITY ROOM:** 12' 8" x 5' 11" (3.86m x 1.80m) Windows, separate w.c., with low level suite and wash basin. All with attractive timber cladding.

**SERVICES:** Mains electricity, gas, water and drainage.

**DIRECTIONS:** Via "What3Words" app: [///commenced.vergrown.mountain](https://www.what3words.com/commenced.vergrown.mountain)

**AGENTS NOTES:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of granite under a tiled roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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