



90 Polmeere Road, Penzance,
Cornwall, TR18 3PG



Marshall's
ESTATE AGENTS







90 POLMEERE ROAD, PENZANCE, CORNWALL, TR18 3PG

£285,000 FREEHOLD

*** THREE BEDROOMS * GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** MODERN KITCHEN * DINING ROOM * SEPARATE LOUNGE ***

*** GROUND FLOOR CLOAKROOM * GARDENS TO THREE SIDES ***

*** OFF STREET PARKING * EPC = D * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 94 SQUARE METRES ***

Situated in a popular residential location on the outskirts of Penzance is this beautifully presented three bedroom semi detached family home with corner gardens and parking for several vehicles to the rear. The property comprises of lounge with separate dining room, kitchen and cloakroom on the ground floor with three double bedrooms and shower room on the first floor. The property is double glazed, gas centrally heated and has been updated in recent years by the present vendors and a particular feature are the enclosed gardens to three sides with large garden shed and parking for several vehicles to the rear of the property. This property, due to it's location and accommodation, would make an ideal family home and a viewing is highly recommended.

Double glazed door into:

PORCH: Double glazed to two sides with glazed roof, tiled floor, panelled door with lead detailing into:

ENTRANCE HALL: Stairs to first floor, doors to:

LOUNGE: 15' 5" x 11' 0" (4.70m x 3.35m) Dual aspect with windows to front and side enjoying views over the garden towards open farmland, feature fireplace with ornate surround (not tested), slate hearth and mantle over with glass fronted multi fuel stove, radiator, TV point.

DINING ROOM: 15' 3" x 8' 11" (4.65m x 2.72m) Dual aspect with windows to front and rear overlooking gardens, recess to one wall with tiled hearth and mantle over, two radiators, storage cupboard with window to side and built in shelving, further understairs storage cupboard with coat hanging space, door to rear, entrance porch and cloakroom.

KITCHEN: 10' 10" x 7' 7" (3.30m x 2.31m) Fitted with a range of base and wall cupboards with oak front and roll top worksurfaces, inset stainless steel sink and mixer tap, space for freestanding cooker with extractor over, further space for refrigerator and washing machine, tiled splashback, ceramic tiled floor, TV point, ceiling spotlights, coved ceiling, window to rear with views over the garden.

CLOAKROOM: Low level WC, window to rear, ceramic tiled floor, wood panelling to dado level.

REAR ENTRANCE HALL: Half glazed door to rear garden.

FIRST FLOOR LANDING: Double glazed window to rear, walk in storage cupboard housing Worcester gas central heating boiler, further cupboard with slated shelving.

BEDROOM ONE: 11' 0" x 10' 0" (3.35m x 3.05m) Windows to front and side with rural views, fitted wardrobes, radiator, coved ceiling, loft access.

BEDROOM TWO: 11' 11" x 9' 1" (3.63m x 2.77m) Window to front, radiator, TV point, hanging cupboard with two clothes hanging rails, coved ceiling.

BEDROOM THREE: 8' 9" x 7' 9" (2.67m x 2.36m) Fitted with book shelves to two walls, cupboard with hanging rails, window to side, radiator, coved ceiling.

BATHROOM: Suite comprising panelled bath with electric shower over, window to rear, low level WC, pedestal wash hand basin, tiled walls, radiator, coved ceiling.

OUTSIDE: The property is approached over a central pathway with lawned gardens to either side, further side and rear garden all enclosed by lower hedging and pathways, decked barbecue area to rear for alfresco entertaining. Immediately to the rear of the property there is a raised concrete area offering additional outside storage and garden shed (9' 0" x 6' 0")

DIRECTIONS: Via "What3Words" app: ///foreheads.gravy.deal

AGENTS NOTE: 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 constructed of block under a concrete tiled roof.

SERVICES: Mains water, electricity, gas and drainage.

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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