



MAP estate agents
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**St Philip Street,
Penzance**

**£279,950
Freehold**





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Property Introduction

This most spacious and well presented family home offers accommodation arranged over three floors. At lower ground floor level there is a handy utility room and the family bathroom which boasts underfloor heating. On the ground floor there is a cosy living room with feature exposed granite wall and the stunning kitchen/diner which really is the 'hub' of this lovely home. Upstairs one will find three double bedrooms with one bedroom gaining views towards Mount's Bay.

To the rear of the house there is a most attractive enclosed courtyard garden which is larger than average in this location and enjoys a westerly aspect. **MUST BE SEEN!**

Location

Located in a residential area convenient for all of the town's local amenities, train and bus station. Penzance is well known for being the most Westerly major town in Cornwall situated in the shelter of Mount's Bay the town has lots to offer and places of interest to visit including the sub-tropical Morrab Gardens which has a large collection of trees that cannot be grown outside anywhere else in the UK.

Also of interest is the promenade and the open air art deco Jubilee Bathing Pool. There are a wide range of shops and restaurants to enjoy, open throughout the year. Penzance has a mainline railway and a passenger ferry to the Isles of Scilly.

ACCOMMODATION COMPRISES

Wooden panelled front door to:-

ENTRANCE VESTIBULE

Cloaks hanging space. Multi-paned door to:-

INNER HALL

Stairs rising to first floor. Radiator.

LIVING ROOM 14' 1" x 10' 0" (4.29m x 3.05m)

Double glazed sash window to front. Feature exposed granite wall. Radiator.

KITCHEN/DINER 12' 0" x 10' 8" (3.65m x 3.25m)

Re-fitted with a matching range of all cream wall and base cupboards with 'butchers block' worksurfaces over. Integrated fridge/freezer, dishwasher, microwave and built-in stainless steel oven with five burner hob inset to work surface and extractor over. Double glazed sash window to rear. Complementary wall tiling. Point for radiator.

From entrance hall, door and staircase down to:-

UTILITY ROOM 10' 2" x 8' 4" (3.10m x 2.54m) maximum measurements

Space and plumbing for washing machine. Space for tumble drier. Door to rear courtyard garden. Radiator. Door to:-

BATHROOM

Fitted with a white suite comprising panelled bath with shower over, close coupled WC and wash hand basin. Underfloor heating. Heated towel radiator. Cupboard housing combination boiler. Obscure double glazed sash window to rear.

From entrance hall stairs rising to:-

FIRST FLOOR LANDING

Double glazed sash window to rear. Access hatch to a partially boarded loft space. Doors to:-

BEDROOM ONE 12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed sash window to rear. Radiator.

BEDROOM TWO 10' 3" x 10' 2" (3.12m x 3.10m)

A dual aspect room with double glazed sash window to side gaining views towards Mount's Bay and double glazed window to front. Radiator.

BEDROOM THREE 10' 11" x 8' 3" (3.32m x 2.51m)

Double glazed sash window to front. Radiator.

OUTSIDE

To the rear of the property there is a spacious courtyard style garden with a Mediterranean ambience, the perfect space for a morning coffee. The courtyard is enclosed by walling with gated access on to the rear service lane.

SERVICES

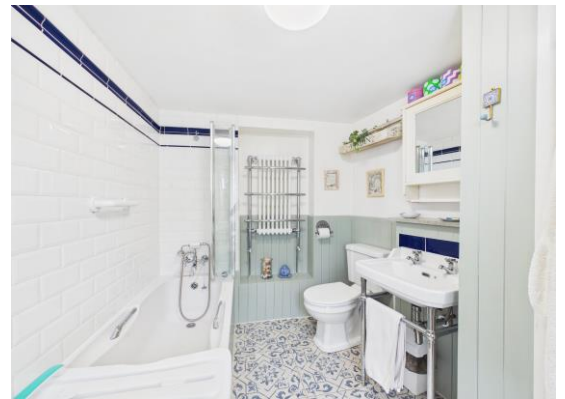
The property benefits from mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'B'.

DIRECTIONS

From the top of Causewayhead, proceed east on Tareover Road and then take a fifth turning left onto St Mary's Street. Turn right onto Penlee Street and at the bottom turn left on to St Michael's Street. The property will be seen approximately 100 yards along on the left hand side. If using What3Words:- Starting.Promoted.Recruiter.

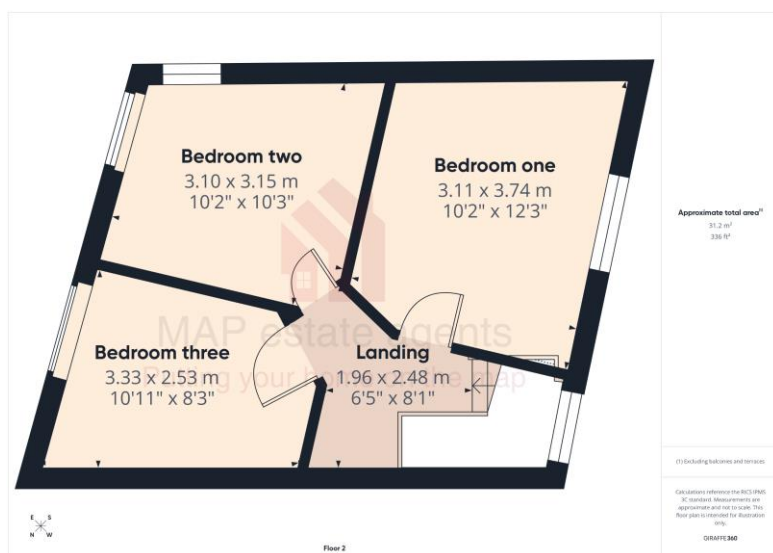
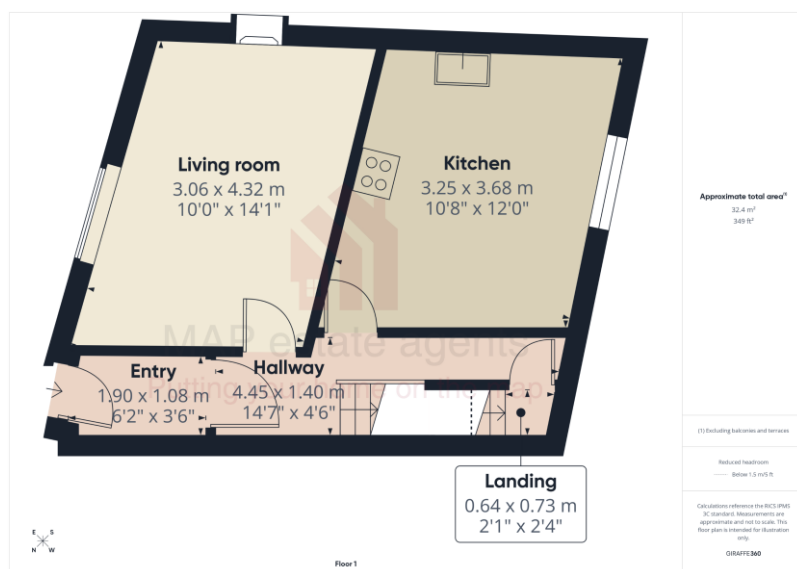
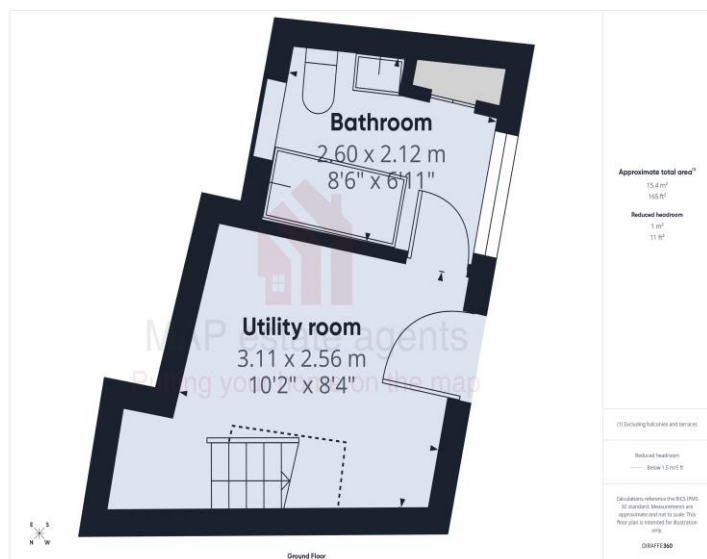


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Semi-detached family home
- Three double bedrooms
- Arranged over three floors
- Gas central heating
- Double glazed
- Delightful enclosed rear courtyard
- Bedroom with views to Mount's Bay
- Striking kitchen/diner
- Cosy living room, utility room
- Conservation Area



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01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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