



Marshall's

ESTATE AGENTS



2 Lescudjack Road, Penzance, Cornwall,
TR18 3AD







2 LESCUDJACK ROAD, PENZANCE, CORNWALL, TR18 3AD

£340,000 FREEHOLD

*** FOUR BEDROOMS * FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM ***

*** UTILITY ROOM * KITCHEN/DINING ROOM * LOUNGE ***

*** CELLAR * SEA VIEWS FROM REAR * NO ONWARD CHAIN * GAS CENTRAL HEATING ***

*** IDEAL FAMILY HOME * TOWN LOCATION * CONSERVATION AREA * EPC = E ***

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY RATE C) ***

*** APPROXIMATELY 103 SQUARE METRES ***

A beautifully presented four bedroom terraced granite house, situated in a popular residential street on the outskirts of Penzance, yet within easy access of all the town's amenities. The beautifully presented accommodation comprises of kitchen/diner, lounge, utility and cloakroom on the ground floor. There are three bedrooms and family bathroom on the first floor and the main bedroom is located on the second floor, enjoying sea views from the rear elevation towards St Michael's Mount and beyond. There is a small garden to the front, an enclosed courtyard to the rear and a useful cellar, which covers the entire ground floor of the property. The property is offered for sale with no onward chain, is gas centrally heated, partially double glazed and would make an ideal family home.

Double glazed door into:

ENTRANCE PORCH: Tiled floor, floor to dado rail panelling, half glazed door into:

ENTRANCE HALL: Wooden floor, radiator, stairs rising, doors to:

KITCHEN/DINER: 20' 2" x 11' 8" (6.15m x 3.56m) Dual aspect sash windows to front and rear with deep sills and recess below, radiator, wooden floors throughout. Kitchen comprises an extensive range of base and wall units with wooden worktops over, space for range style gas oven with stainless steel extractor fan, further space for fridge/freezer and dishwasher, sink and drainer with mixer tap over, tiled splashback, fitted cupboard to one wall, breakfast bar with seating, fireplace to one wall (not used).

LOUNGE: 14' 3" x 9' 7" (4.34m x 2.92m) Understairs storage cupboard, radiator, two sash windows to side, cupboard housing combination gas boiler, fire surround to former fireplace.

UTILITY ROOM: 7' 4" x 7' 3" (2.24m x 2.21m) Radiator, UPVC window and double glazed door to rear, sink and drainer, space for washing machine and tumble dryer, sea glimpse from window, door to:

SEPARATE WC: Access to loft space.

FIRST FLOOR LANDING: Access to loft space, stairs rising, door to:

BEDROOM ONE: 14' 7" x 9' 4" (4.45m x 2.84m) Two sash windows to front, fitted cupboards to one wall, radiator.

BEDROOM THREE: 10' 2" x 9' 0" (3.10m x 2.74m) Window to rear with sea glimpses, radiator, two alcoves to one wall.

BEDROOM FOUR: 9' 5" x 7' 2" (2.87m x 2.18m) Radiator, dual aspect windows to side and rear with views of Mount's Bay towards St Michael's Mount.

BATHROOM: Tiled floor, P shape bath with shower head attachment over, WC, pedestal wash hand basin, heated towel rail, window to side.

SECOND FLOOR LANDING: Door to:

BEDROOM TWO: 14' 7" x 11' 0" (4.45m x 3.35m) Window to rear with stunning views across Mount's Bay towards St Michael's Mount and beyond, radiator, vaulted ceiling, storage into eave space.

OUTSIDE: To the front of the property is an enclosed patio. To the rear is a fully enclosed courtyard with area laid to deck and outside tap, pedestrian access to rear service lane, access to cellar which could be easily incorporated into the property to provide living space (subject to any necessary planning permissions).

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///piglet.margin.height

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 granite under a slate 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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