



45 Adelaide Street, Penzance,
Cornwall, TR18 2ER







45 ADELAIDE STREET, PENZANCE, CORNWALL, TR18 2ER

£295,000 FREEHOLD

- * FOUR BEDROOMS * LOUNGE/DINING ROOM * FULLY FITTED KITCHEN ***
- * FIRST FLOOR FAMILY BATHROOM WITH SEPARATE SHOWER CUBICLE ***
- * EXTENSIVE SEA VIEWS FROM REAR ELEVATION * BEATIFULLY PRESENTED THROUGHOUT ***
- * SPACIOUS ACCOMMODATION * NO ONWARD CHAIN * POPULAR TOWN LOCATION ***
- * ON STREET PARKING * EPC = C * COUNCIL TAX BAND = B ***
- * APPROXIMATELY 100 SQUARE METRES ***

A beautifully presented and highly renovated and extended four bedroom terraced house, situated in a popular residential street, close to all the town's amenities, harbour and both the train and bus stations. The deceptively spacious accommodation is arranged over three floors and a particular feature is the second floor attic conversion and extension, which comprises of two bedrooms, both enjoying stunning sea views towards St Michael's Mount. The accommodation in brief comprises of open plan lounge/diner, leading into fully fitted refurbished kitchen. There are two double bedrooms and family bathroom with rolltop bath and separate shower cubicle on the first floor. On the second floor there are the aforementioned two bedrooms, both of which enjoy the stunning sea views and one could be used as a second living room, if so required. There is an enclosed courtyard to the rear of the property and the house is offered for sale with no onward chain and is gas centrally heated and double glazed. Internal viewing of this property is highly recommended.

Half glazed wooden front door into:

HALLWAY: Illuminated stairs rising, tiled floor. Door into:

LOUNGE/DINING ROOM: 18' 2" x 15' 5" (5.54m x 4.70m) Double glazed windows to front and rear with cupboards under, vertical radiator, understairs sitting area, cupboards to one wall, gas fire (not used), full length feature LED light, glazed door into:

KITCHEN: 11' 1" x 7' 11" (3.38m x 2.41m) Fitted with white gloss "touch" base units with rolltop worksurfaces over, double glazed door and window to rear, radiator, inset spotlights, electric oven, gas hob, splashback and extractor fan over, single drainer sink, integral dishwasher and fridge.

FIRST FLOOR LANDING: Radiator, inset spotlights, stairs rising with cupboard under, doors to:

BEDROOM TWO: 8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to front, radiator. Interlinking door into:

BEDROOM THREE: 9' 6" x 9' 0" (2.90m x 2.74m) Double glazed window to rear, radiator, further door into first floor landing.

BATHROOM: Two double glazed windows to rear, radiator, heated towel rail, tiled floor, inset spotlights, extractor fan, cupboard housing combination boiler, rolltop bath, two vanity wash hand basins, WC, fully tiled mains shower cubicle.

SECOND FLOOR LANDING: Inset spotlights, door to:

LIVING ROOM/BEDROOM FOUR: 14' 0" x 9' 2" (4.27m x 2.79m) Double glazed window to rear enjoying views towards St Michael's Mount, radiator, sink unit with space for undercounter fridge, inset spotlights.

BEDROOM ONE: 15' 5" x 10' 10" (4.70m x 3.30m) Velux to front and double glazed windows to rear with the aforementioned views, radiator, storage into eave space housing a multi TV booster system, vaulted ceiling with inset spotlights.

OUTSIDE: To the rear of the property there is a fully enclosed courtyard with outside tap and pedestrian gated access onto rear service lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///swipes.proposes.comedians

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 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



www.marshallspz.co.uk