



Marshall's
ESTATE AGENTS



15 St. James Street, Penzance, Cornwall,
TR18 2BT







15 ST. JAMES STREET, PENZANCE, CORNWALL, TR18 2BT

£200,000 FREEHOLD

- * TWO BEDROOMS * LOUNGE/DINING ROOM * KITCHEN *
- * UPVC DOUBLE GLAZING * FIRST FLOOR SHOWER ROOM *
- * ENCLOSED REAR COURTYARD WITH PEDESTRIAN ACCESS *
- * IDEAL FIRST TIME BUYER OR YOUNG FAMILY HOME * CONSERVATION AREA *
- * CENTRAL POSITION * NO ALLOCATED PARKING * CONVENIENT FOR MOST AMENITIES *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 62 SQUARE METRES *

A chance to acquire a two bedroom mid terrace townhouse located in a central position, therefore within close proximity to most amenities. The property would lend itself to a young family or first time buyer, having well proportioned living accommodation which needs to be viewed internally to appreciate to the full. There is a small enclosed rear courtyard with pedestrian access, along with storage shed. St James's Street is one of the most popular roads within the town of Penzance and we would recommend an early appointment.

ENTRANCE HALL: Glazed door to:

LOUNGE/DINING ROOM: 19' 0" x 13' 7" narrowing to 10' 9" (5.79m x 4.14m narrowing to 3.28m) Brick fireplace with tiled hearth, UPVC double glazed windows, understairs storage cupboard, night storage radiator.

KITCHEN: 9' 0" x 5' 0" (2.74m x 1.52m) Stainless steel inset single drainer sink unit with cupboards below, wall and base units worksurfaces, power points, built in oven and four ring hob, dimplex wall heater, door to:

REAR PORCH: 7' 2" x 3' 9" (2.18m x 1.14m) UPVC double glazed window and door to rear courtyard.

Stairs from lounge/dining room to:

FIRST FLOOR LANDING: Built in airing cupboard housing hot water cylinder.

BEDROOM ONE: 13' 8" x 10' 6" (4.17m x 3.20m) UPVC double glazed window, night storage radiator, access to roof space.

BEDROOM TWO: 8' 1" x 8' 0" (2.46m x 2.44m) UPVC double glazed window, electric radiator.

SHOWER ROOM: White suite comprising double size shower cubicle, pedestal wash hand basin, low level WC, UPVC double glazed window, night storage radiator.

OUTSIDE: Enclosed rear courtyard with storage shed and rear pedestrian access.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: [///printers.tintshiding](https://www.what3words.com/printerstintshiding)

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