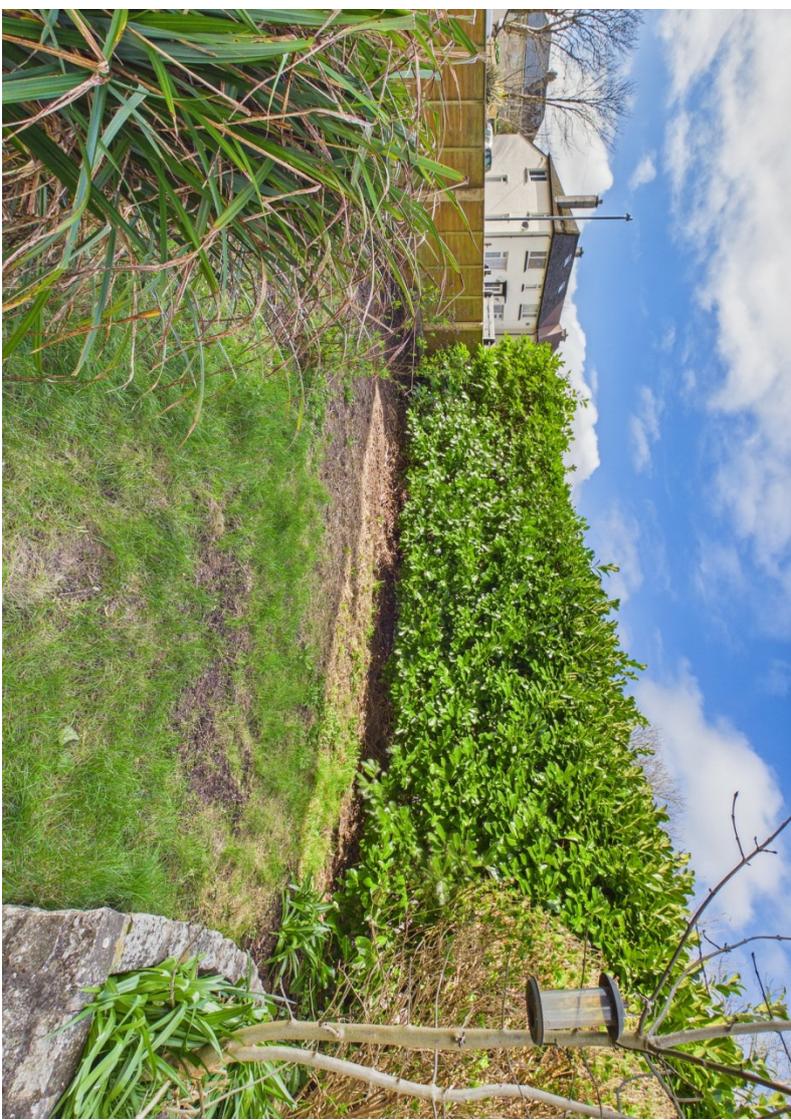
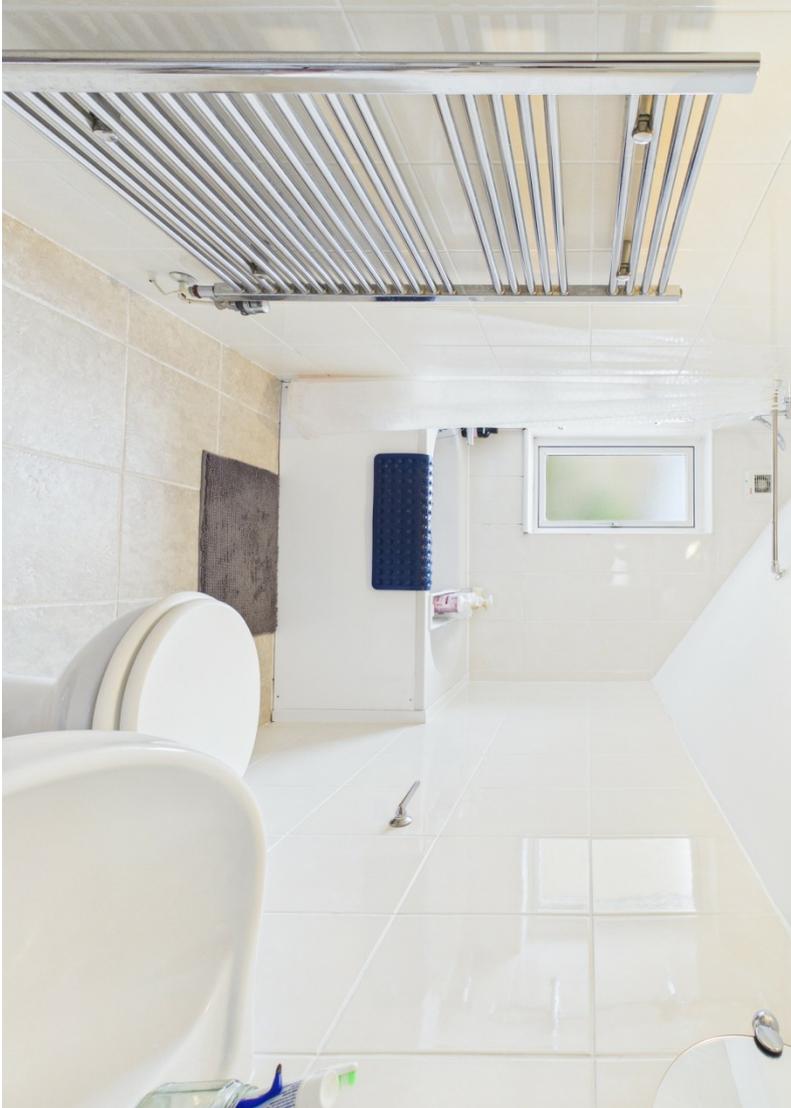




68 Polmeere Road, Penzance,
Cornwall, TR18 3PQ







68 POLMEERE ROAD, PENZANCE, CORNWALL, TR18 3PQ

£300,000 FREEHOLD

- * **THREE DOUBLE BEDROOMS * 23FT LOUNGE * OFFICE/LIBRARY * SEPARATE DINING ROOM ***
- * **KITCHEN WITH APPLIANCES * FIRST FLOOR BATHROOM * RANGE OF OUTBUILDINGS ***
- * **FRONT AND REAR GARDENS * OFF STREET PARKING * DOUBLE GLAZING ***
- * **GAS CENTRAL HEATING * IDEAL FAMILY HOME ***
- * **EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 100 SQUARE METRES ***

A beautifully presented three bedroom semi detached family house situated on the outskirts of Penzance, yet within easy access of the local amenities such as shops, junior and secondary schools and sixth form college. The accommodation comprises of a 23ft living room, library/office, dining room and large kitchen on the ground floor. On the first floor there are three double bedrooms and family bathroom. Externally, there is off street parking for several vehicles with a range of wooden sheds, two of which have power and light connected and the large one to the rear of the property has a WC and plumbing for washing machine. There is a driveway with parking for several vehicles leading to the front garden, which is laid to lawn and enclosed by high level evergreen hedging. To the rear is a fully enclosed courtyard garden, giving a good degree of privacy. The property is beautifully presented throughout and gas centrally heated, double glazed and a viewing is highly recommended to fully appreciate it.

Front door into:

ENTRANCE HALL: Radiator, double glazed window to front, stairs rising, half glazed door into:

LIBRARY/OFFICE: 11' 3" x 8' 5" (3.43m x 2.57m) Radiator, door to cupboard with hanging space, half glazed door into:

KITCHEN: 15' 7" x 8' 0" (4.75m x 2.44m) Dual aspect double glazed windows to rear and side, further double glazed door to rear, tiled flooring, fitted kitchen comprising a range of cupboards and drawers with worktop and tiling over, sink and drainer with mixer tap, gas range cooker with extractor hood over, space for dishwasher/washing machine, American fridge/freezer.

DINING ROOM: 7' 7" x 7' 1" (2.31m x 2.16m) Radiator, double glazed window to rear, further half glazed door to rear.

From library/office half glazed door into:

LIVING ROOM: Four double glazed windows to front and side, two radiators.

FIRST FLOOR LANDING: Access to loft space with pull-down ladder, double door to cupboard with access into eaves, double glazed window to rear, doors to:

BEDROOM ONE: 14' 7" x 9' 11" (4.45m x 3.02m) Dual aspect double glazed windows to front and side, radiator, door to fitted cupboard with gas central heating boiler.

BEDROOM TWO: 12' 10" x 9' 3" (3.91m x 2.82m) Two double glazed windows to front, radiator.

BEDROOM THREE: 8' 8" x 8' 5" (2.64m x 2.57m) Double glazed window to rear, radiator.

BATHROOM: Fully tiled, including both floor and walls, bath with shower over, WC, sink, heated towel rail, extractor fan, frosted double glazed window to side.

OUTSIDE: The property is approached over a double gateway to the driveway with parking for several vehicles, steps lead to the front garden which is laid to lawn and enclosed by established evergreen hedging. To the rear of the property is a fully enclosed and paved courtyard. There are two wooden sheds off the driveway, one of which has power connected. To the rear of the property is a further larger shed which is divided into two to comprise a WC, sink and space for washing machine and tumble dryer.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///smug.ignites.reprints

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 built of block under a concrete tiled room.

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
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