



ANDREW  
**EXELBY**  
ESTATE AGENTS



## Drift, Penzance TR19

Guide Price £130,000

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- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- IDEAL CONVERSION OPPORTUNITY
- SMALL AREA OF GARDEN TO THE FRONT
- NON DOMESTIC EPC RATING - D96 / COUNCIL TAX - NOT RATED
- FORMER METHODIST CHAPEL
- POSITIVE PRE-APPLICATION TO CONVERT TO A DWELLING
- MUST BE VIEWED TO BE APPRECIATED



A rather unique and rare opportunity to purchase this former Methodist Chapel that can be found within the village of Drift.





Energy performance certificate (EPC)			
Former Drift Methodist Chapel Pump Lane Lower Drift Buryas Bridge Penzance TR19 6AA	Energy rating  <b>D</b>	Valid until:	3 August 2035
		Certificate number:	5074-2384-3556-5748-3143
Property type		General Assembly and Leisure, Night Clubs, and Theatres	
Total floor area		85 square metres	

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### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

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### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 2

A+

2-5

A

6-10

B

11-15

C

16-20

D

21-25

E

26-30

F

31-35

G

Net zero CO2

95

D

FLOOR PLAN  
COMING SOON

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