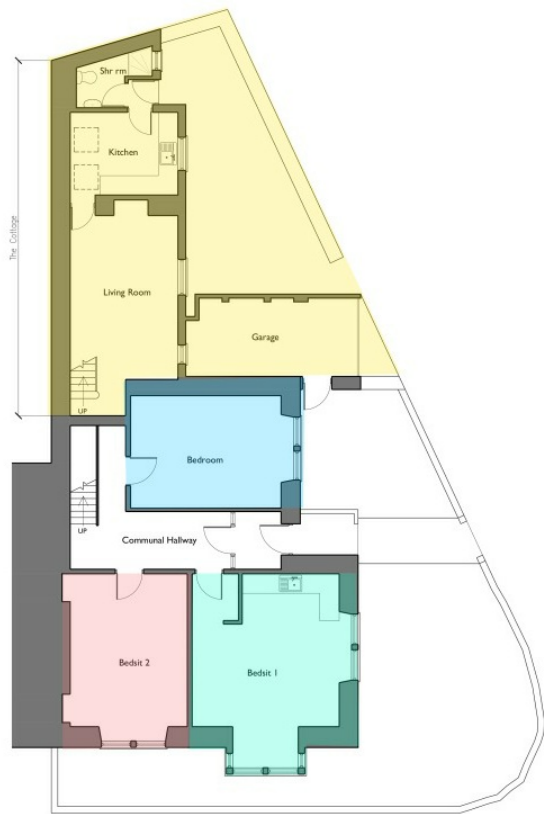


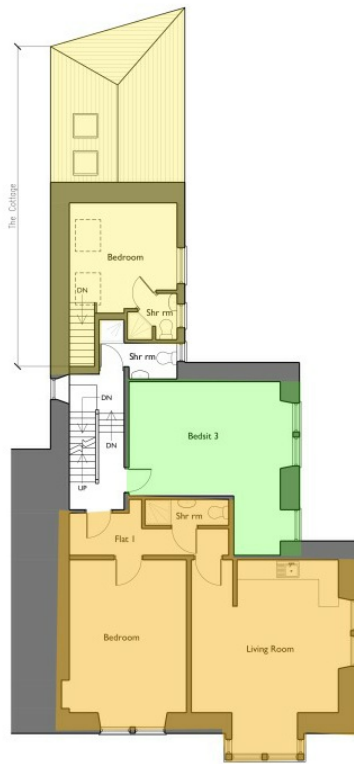


Branksome, Alexandra Place,
Penzance, Cornwall, TR18 4NE



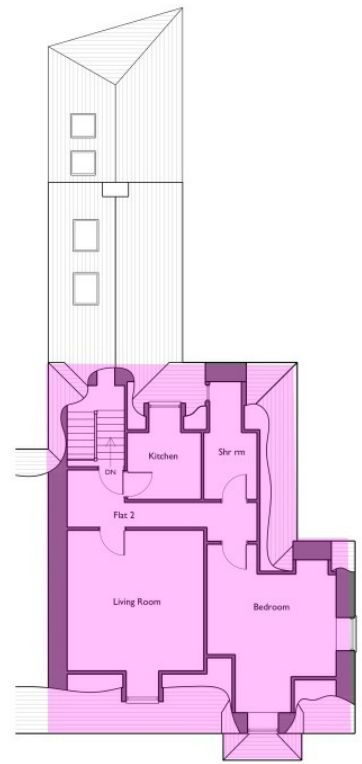
Ground Floor Plan

- Cottage
- Store Room
- Bedsit 2
- Bedsit 1



First Floor Plan

- Cottage
- Bedsit 3
- Flat 4



Second Floor Plan

- Flat 5

BRANKSOME, ALEXANDRA PLACE, PENZANCE, CORNWALL, TR18 4NE

GUIDE PRICE £550,000 FREEHOLD

*** SIX RENTAL ACCOMMODATIONS ***

*** COTTAGE * TWO ONE-BEDROOM FLATS * THREE BEDSITS ***

*** GARAGE * WELL PRESENTED HMO * GOOD RENTAL INCOME ***

*** CENTRAL POSITION * CONSERVATION AREA ***

*** EXCELLENT OPPORTUNITY * CLOSE TO MOST AMENITIES * VIEWING RECOMMENDED ***

*** EPC BRANKSOME = D * EPC BRANKSOME COTTAGE = E * COUNCIL TAX BAND = E ***

A rare opportunity to acquire a well maintained HMO with adjoining cottage, producing a good steady income, centrally located, within a short walk of the promenade and most amenities. The property has spacious accommodation, currently arranged into flats, bedsits and a cottage.

The property has planning permission to separate the cottage from the main house, which could then be sold separately. The planning permission has been granted for conversion of the flats, bedsits and garage, to form five separate flats, in addition to a separate cottage Ref No: PA24/04675

Alexandra Place is a sought after area within Penzance and we would recommend an early appointment.

ENTRANCE HALL:

FLAT ONE (BEDSIT) 16' 3" x 15' 8" (4.95m x 4.78m) Double aspect window, parquet flooring, radiator, open plan kitchen.

FLAT TWO (BEDSIT) 15' 8" x 12' 8" (4.78m x 3.86m) Window, radiator, open plan kitchen.

VACANT ROOM: 16' 0" x 12' 0" (4.88m x 3.66m) Ready to be converted into additional flat with garage.

Stairs from the entrance hall rising to:

FIRST FLOOR LANDING:

SHOWER ROOM: White suite comprising shower cubicle, wash hand basin and WC.

FLAT THREE (BEDSIT): 16' 0" x 12' 0" (4.88m x 3.66m) Two windows, open plan to:

KITCHEN: 6' 4" x 4' 11" (1.93m x 1.50m)

FLAT FOUR: One bedroom flat comprising:

HALLWAY:

OPEN PLAN KITCHEN/LIVING ROOM: 15' 8" x 12' 7" (4.78m x 3.84m) Window, radiator.

BEDROOM: 15' 5" x 15' 3" (4.70m x 4.65m) Window, radiator.

SHOWER ROOM:

Stairs from the first floor landing to:

SECOND FLOOR LANDING:

FLAT FIVE: Comprising:

HALLWAY:

LIVING ROOM: 14' 6" x 14' 6" (4.42m x 4.42m) Window, radiator.

KITCHEN: 7' 9" x 7' 8" (2.36m x 2.34m) Window, radiator.

BEDROOM: 10' 10" x 10' 8" (3.30m x 3.25m) Window, radiator.

BATHROOM

To the side of the property:

BRANKSOME COTTAGE: With planning permission to separate from the main house.

SHOWER ROOM:

KITCHEN: 11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window, vaulted ceiling, fully fitted kitchen with integrated appliances, range of units with sink.

LARGE LOUNGE/DINING ROOM: 17' 9" x 11' 0" (5.41m x 3.35m) Double glazed window overlooking the courtyard, radiator, with stairs rising to:

FIRST FLOOR:

BEDROOM: 12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window, vaulted ceiling, radiator.

SHOWER ROOM: Double glazed window, WC, shower, sink unit.

OUTSIDE: Pedestrian gate to lawned area to the front of Branksome with gravelled area. In front of Branksome Cottage is an enclosed courtyard with pedestrian access.

GARAGE: Up and over door, power and light. Previously let, now ready for conversion.

SERVICES: Mains water, electricity, gas and drainage.

NB: The current gross income is around £44,700 per annum. In addition to the income, the tenants pay a utilities rent, which accumulates to £7,500 pa, to cover utilities and council tax.

AGENTS NOTES: We understand from Openreach website that Full Fibre Broadband 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.

DIRECTIONS: Via "What3Words" app: ///exhale.landlords.medium

SERVICES: Mains water, electricity, gas and drainage.

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
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Lettings
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