



**MAP estate agents**  
Putting your home on the map

**Penalverne Place,  
Penzance,**

**£175,000  
Freehold**





## Penalverne Place, Penzance

**£175,000**  
**Freehold**

### Property Introduction

Located a short walk from Penzance town, this two bedroomed terrace home offers well proportioned accommodation.

On the ground floor there is a spacious living room, kitchen and shower room with two bedrooms situated upstairs.

The gardens are delightful at the house and provide an abundance of colour.

The property is being marketed CHAIN FREE and we recommend viewing internally at the earliest opportunity.

### Location

Penzance is a thriving town and is the largest in West Cornwall and offers a wide range of retail outlets with many independent shops alongside the larger chain stores.

The town has a wonderful promenade which takes in the stunning sea views over Mounts' Bay, located at the end of the promenade is the Jubilee Pool, an open air large Art Deco pool with a newly installed thermal pool. Other attractions include Morrab Gardens, it's a wonderful park with a fountain, sub-tropical trees and a band stand. Also in the town is Penlee Park which has a children's play area, tennis club and a museum.

### ACCOMMODATION COMPRISES

Double glazed panel door to:-

### ENTRANCE HALL

Stairs rising to first floor. Doors to:-

### LIVING ROOM 13' 10" x 11' 5" (4.21m x 3.48m) maximum measurements

Double glazed windows to front and rear. Radiator.

## SHOWER ROOM

Fitted with a walk-in shower enclosure, close coupled WC and wall mounted wash handbasin. Obscure double glazed window to rear. Radiator.

## KITCHEN 13' 11" x 4' 11" (4.24m x 1.50m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Stainless steel single drainer sink unit. Space for cooker. Space for washing machine. Double glazed windows to front and rear. Radiator. Double glazed panel door to rear garden.

From entrance hall, stairs rising to:-

## FIRST FLOOR LANDING

Double glazed window to rear. Access hatch to loft space. Smoke alarm. Doors to:-

## BEDROOM ONE 13' 11" x 11' 5" (4.24m x 3.48m) maximum measurements

Double glazed windows to front and rear. Radiator. Cupboard housing gas boiler.

## BEDROOM TWO 13' 11" x 7' 9" (4.24m x 2.36m) maximum measurements

Double glazed windows to front and rear. Radiator.

## OUTSIDE

The front garden is mainly laid to lawn with well stocked borders. The rear garden is generous and laid to lawn with a central apple tree. The well stocked borders provide a lovely burst of colour and there is a courtesy gate to the back lane.

## SERVICES

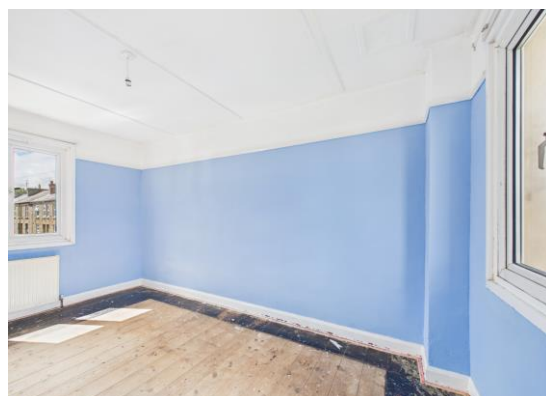
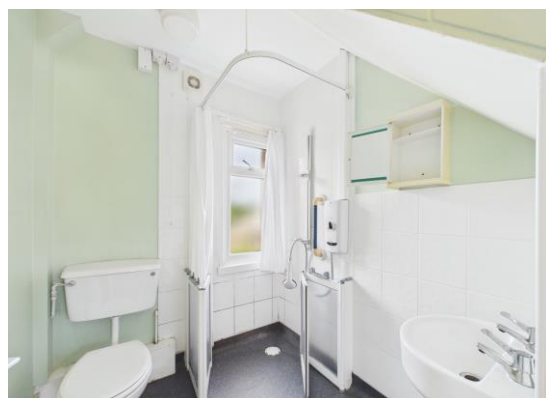
Mains water, electricity, drainage and gas.

## AGENT'S NOTE

The Council Tax band for this property is band 'A'.

## DIRECTIONS

From the top of Causeway head proceed north towards West Cornwall Hospital. Take the next left turn on to Penalverne Drive and then take the fifth turning right on to Penalverne Please. Continue to the end of the road and the property will be seen around the corner on the right hand side. If using What3words:-fabric.force.acrobat

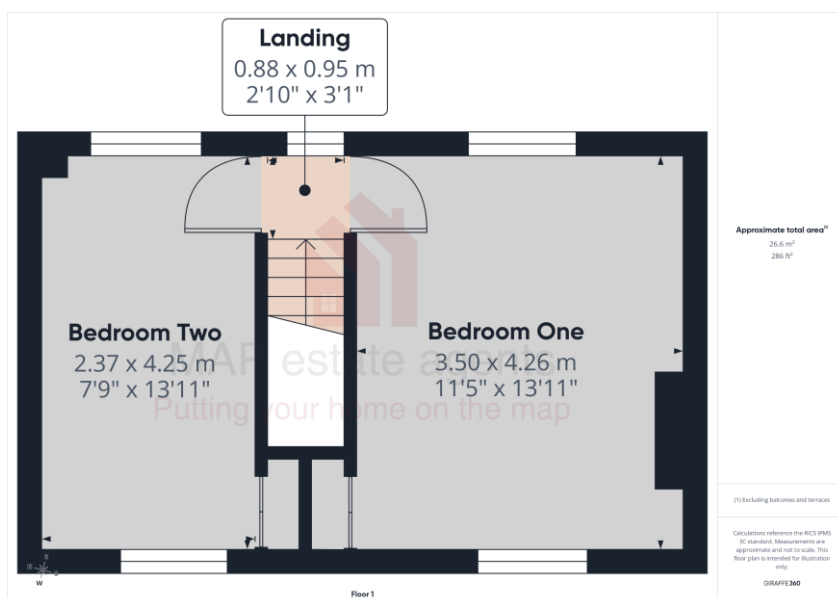


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Two double bedrooms
- Close to Penzance town
- Ground floor shower room
- Generous living room
- Separate kitchen
- Gardens to front and rear
- Double glazed and gas central heating
- No chain sale



[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.