



5 Penzance Road, St. Buryan,
Penzance, Cornwall, TR19 6DZ







5 PENZANCE ROAD, ST. BURYAN, PENZANCE, CORNWALL, TR19 6DZ

GUIDE PRICE £325,000 FREEHOLD

*** THREE BEDROOMS * GOOD DECORATIVE ORDER THROUGHOUT**

*** MANY PERIOD FEATURES * CONSERVATION AREA**

*** ENCLOSED REAR GARDEN WITH STUDIO AND WORKSHOP**

*** LIVING ROOM * KITCHEN/DINER * UTILITY ROOM**

*** FIRST FLOOR BATHROOM * AIR SOURCE HEAT PUMP SUPPLYING CENTRAL HEATING AND
HOT WATER**

*** IDEAL FAMILY HOME * NO ONWARD CHAIN**

*** CENTRAL POSITION * CLOSE TO MOST AMENITIES**

*** EXCELLENT OPPORTUNITY * VIEWING HIGHLY RECOMMENDED**

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 81 SQUARE METRES**

Offered for sale with No Onward Chain is this charming three bedroom terrace cottage located in the centre of this popular and sought after village. The property has been maintained and modernised to a high standard with private, enclosed rear gardens, offering a high degree of privacy, with studio and workshop.

The property has deceptively spacious accommodation which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the enclosed rear gardens, which offer a high degree of privacy with well stocked flower borders and two patio areas. There is access to a studio and workshop, which both have power and light.

Penzance Road is situated in the centre of St Buryan, therefore close to most amenities and only a short drive from the main town of Penzance. The village is surrounded by open countryside with access to many footpaths and only a short drive to the coast. Due to the popularity of properties such as this we recommend an early appointment.

Entrance door to:

LIVING ROOM: 17' 4" x 13' 4" (5.28m x 4.06m)

Impressive open fireplace with pine surround, beamed ceiling, UPVC double glazed window to front, understairs storage cupboard, TV point, shelved recess, radiator.

KITCHEN/DINER: 13' 0" x 10' 6" (3.96m x 3.20m)

Inset single drainer sink unit with cupboards below, range of fitted base units, worksurfaces and power points, built-in oven, four ring hob with extractor fan over, beamed ceiling, UPVC double glazed window overlooking rear garden, skirting board heating.

UTILITY ROOM: 6' 10" x 5' 4" (2.08m x 1.63m)

Built in wall and base units, plumbing for washing machine, radiator, double glazed Velux window. Door to:

REAR PORCH:

Double glazed to garden.

Stairs from living room to:

FIRST FLOOR LANDING:

BEDROOM ONE: 13' 8" x 11' 1" (4.17m x 3.38m)

Range of built in wardrobes, UPVC double glazed window overlooking rear gardens, radiator.

BEDROOM TWO: 12' 6" x 7' 5" (3.81m x 2.26m)

UPVC double glazed window, radiator, access to roof space via pull down ladder.

BEDROOM THREE: 9' 10" narrowing to 8' 4" x 6' 9" (3.00m narrowing to 2.54m x 2.06m)

Built in airing cupboard housing hot water system, UPVC double glazed window, radiator.

BATHROOM:

White suite comprising roll top bath with chrome mixer tap and shower tap attachment, vanity unit with wash hand basin and cupboards below, low level WC, UPVC double glazed window, radiator/towel rail.

OUTSIDE:

To the rear of the property is an enclosed cottage style garden which offers a good degree of privacy with well stocked flower border and mature hedging, two patio areas, access to:

STUDIO/OFFICE: 9' 6" x 9' 0" (2.90m x 2.74m)

Beamed ceiling, power and light.

GARDEN STORE/WORKSHOP: 9' 3" x 7' 7" (2.82m x 2.31m)

Power and light.

SERVICES:

Mains water, electricity, drainage, Mitsubishi air source heat pump supplying heating and hot water.

DIRECTIONS:

Via "What3Words app: ///deflate.lunching.scooped

AGENTS NOTE:

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 constructed of granite under a tiled 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.

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01736 795040

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