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**30 Daniel Place,
Penzance**

**Offers in the Region Of £200,000
Freehold**





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Property Introduction

Situated on the sought-after and colourful Daniel Place, just moments from the seafront and town centre, this delightful three-bedroom mid-terraced home offers an ideal blend of character, space, and convenience.

The property features two generous reception rooms, a well-appointed kitchen, and a private rear courtyard garden, making it an excellent choice for families, professionals, or those seeking a charming Cornish coastal retreat.

Combining traditional character with a highly desirable central location, this attractive home presents an excellent opportunity for buyers looking to add their own personal touch and create a wonderful long-term home.

Location

Positioned just a short walk from the beautiful Penzance Promenade, the iconic Jubilee Pool, the renowned Penlee Park and Gardens, Penlee House Gallery and Museum, and the open-air theatre. Penzance itself is a historic market town with a working harbour, set in a sheltered corner of Mounts Bay in the far southwest of Cornwall.

Penzance town centre offers an excellent selection of independent shops, restaurants, and pubs, along with outstanding transport links, including a mainline railway station with direct services to London Paddington and a bus station providing connections throughout Cornwall and beyond.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE VESTIBULE

Part glazed door opening to:-

ENTRANCE HALLWAY

Stairs rising to first floor. Panelled doors opening off to:-

LOUNGE 9' 10" x 9' 7" (2.99m x 2.92m)

Window to front elevation. Exposed granite and open fireplace. Recessed cupboard to one side. Half height panelling to walls, ceiling coving.

DINING ROOM 10' 11" x 9' 6" (3.32m x 2.89m) plus recess

Window to rear elevation. Understairs storage recess. Exposed granite to one wall with open fireplace. Recessed cupboard to one side. Wall hung electric heater. Door to storage cupboard and opening through to:-

KITCHEN 9' 10" x 6' 9" (2.99m x 2.06m)

Window to side. Range of white floor and wall units with worktop over incorporating a stainless steel sink and drainer. Electric oven with hob over. Tiled splashbacks. Door to rear elevation. Opening through to:-

INNER HALLWAY

Window to side elevation. Storage cupboard and door to:-

GROUND FLOOR BATHROOM

Window to side elevation. A white suite with bath and an electric shower over, pedestal wash hand basin and WC. Part tiling to walls.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 12' 10" x 9' 11" (3.91m x 3.02m)

Window to front elevation. Recessed shelving. Electric heater.

BEDROOM TWO 10' 10" x 7' 3" (3.30m x 2.21m)

Window to rear elevation. Electric heater.

BEDROOM THREE 7' 5" x 7' 2" (2.26m x 2.18m)

Window to side elevation. Exposed granite to one wall.

WC

Separate WC.

OUTSIDE REAR

To the rear there is a small enclosed courtyard with pedestrian gate.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

As you reach Penzance Railway Station, exit onto Station Road and follow it around to the traffic lights at the junction with Wharf Road (A30). Turn left onto Wharf Road and continue towards Penzance Promenade. Cross Ross Bridge, passing Penzance Dry Dock on your right-hand side. Continue past The Dolphin Tavern and Jubilee Pool as Wharf Road becomes Quay Road, and then Western Promenade Road. Follow the promenade until you reach The Queens Hotel. Turn right onto Morrab Road, then take the second left onto Daniel Place. Continue along Daniel Place to where the property will be found on your right-hand side. Please note: Daniel Place is a one-way street running between Queen Street and Morrab Road. If using What3words:- grace.tickets.unsecured

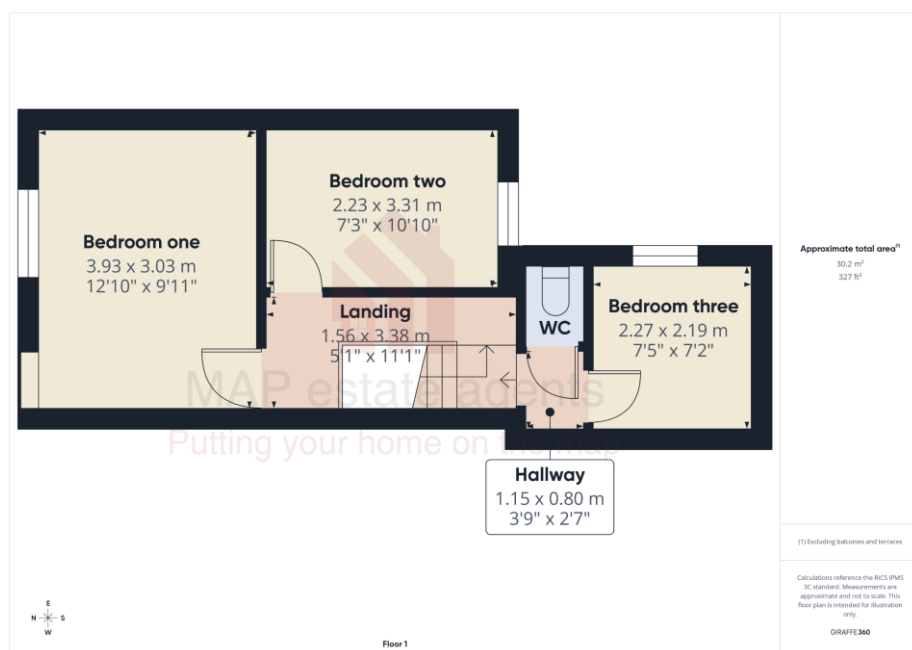


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
	42	84
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Close to Penzance sea front
- Three bedrooms
- Two reception rooms
- Ground floor bathroom
- Outside space
- Offered for sale chain free



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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