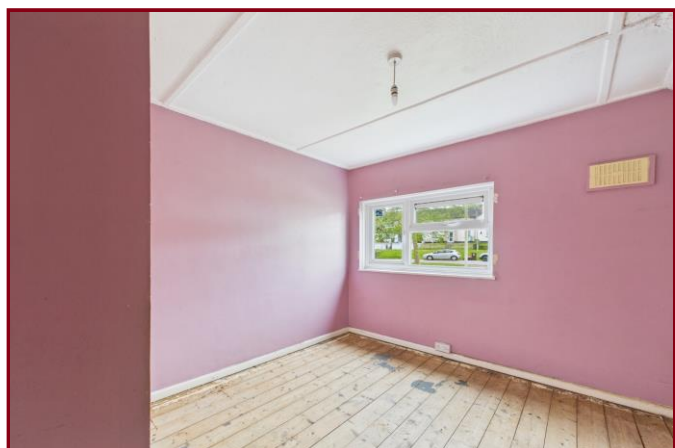




MAP estate agents
Putting your home on the map

**Penpons Close,
Penzance**

**Guide Price £160,000
Freehold**





Penpons Close, Penzance

Guide Price £160,000
Freehold

Property Introduction

Situated on the ever popular Alverton Estate development which is a level walk from the local amenities of Penzance, this spacious two bedroom terraced house is being offered for sale with no onward chain.

The property requires refreshment and comprises of a spacious living room, kitchen/diner, store room and WC on the ground floor. On the first floor, there are two double bedrooms and a family bathroom.

To the rear of the property, there is a generous garden (currently overgrown).

Location

As previously mentioned, the property is located in Alverton Estate development which is a level walk to the town centre and the wonderful promenade that takes in the sea views over Mount's Bay. There is a regular bus service to Penzance and Newlyn nearby and the thriving town of Penzance has a wonderful range of shops to explore and a good variety of restaurants, galleries and antique shops.

The tropical Morrab Gardens are close by as is Penlee Park which hosts the Penlee Gallery and Museum. There is primary schooling within half a mile of the property and Humphry Davy Secondary School is approximately one mile away.

ACCOMMODATION COMPRISES

Glazed panelled front door opening to:-

ENTRANCE PORCH

Window to the rear. Further glazed panelled door to:-

ENTRANCE HALL

Understairs storage cupboard, dogleg stairs to the first floor and radiator. Door to:-

LIVING ROOM 16' 11" x 9' 9" (5.15m x 2.97m) maximum measurements into recesses

Feature fireplace with tiled hearth and surround (not currently in use). Double glazed window to front. Radiator.

KITCHEN/DINER 15' 5" x 8' 9" (4.70m x 2.66m) plus doorway recess

Double glazed windows to the front and rear. Fitted with a matching range of light wood effect wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit. Space and plumbing for washing machine, space for cooker, larder cupboard and wall-mounted gas boiler. Door to:-



REAR LOBBY

Doors to rear garden.

STORE ROOM 9' 7" x 8' 7" (2.92m x 2.61m) maximum measurements

COAL STORE

Double glazed window to the rear.

CLOAKROOM

High cistern WC.

Returning to entrance hall, stairs to:-



FIRST FLOOR LANDING

Access hatch to loft space and radiator. Doors off to:-

BEDROOM ONE 15' 7" x 8' 10" (4.75m x 2.69m) maximum measurements

Double glazed windows to the front and rear. Radiator.

BEDROOM TWO 9' 10" x 8' 6" (2.99m x 2.59m) plus doorway recess

Double glazed window to the front. Radiator.



BATHROOM

Obscure glass double glazed windows to the side and rear. Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and WC. Radiator.

OUTSIDE FRONT

To the front of the property, there is a token fore garden with steps leading down to the house.

REAR

The rear garden is of a generous size and enclosed by panelled fencing. Please be advised that this garden is currently overgrown.

SERVICES

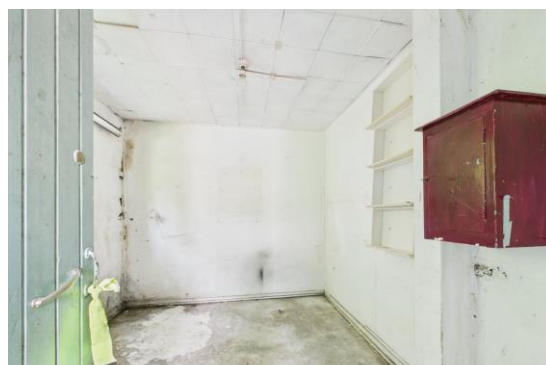
Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. Please note there is an annual estate charge of £114.40 towards maintenance of the development.

DIRECTIONS

From St John's Hall, proceed west along Alverton Road. Upon reaching Alverton Road, go past the Pirate Inn and then take the second turning left onto Penpons Close. The property will be identified after a short distance on the left-hand side. If using What3words: eternally.airbag.fumes

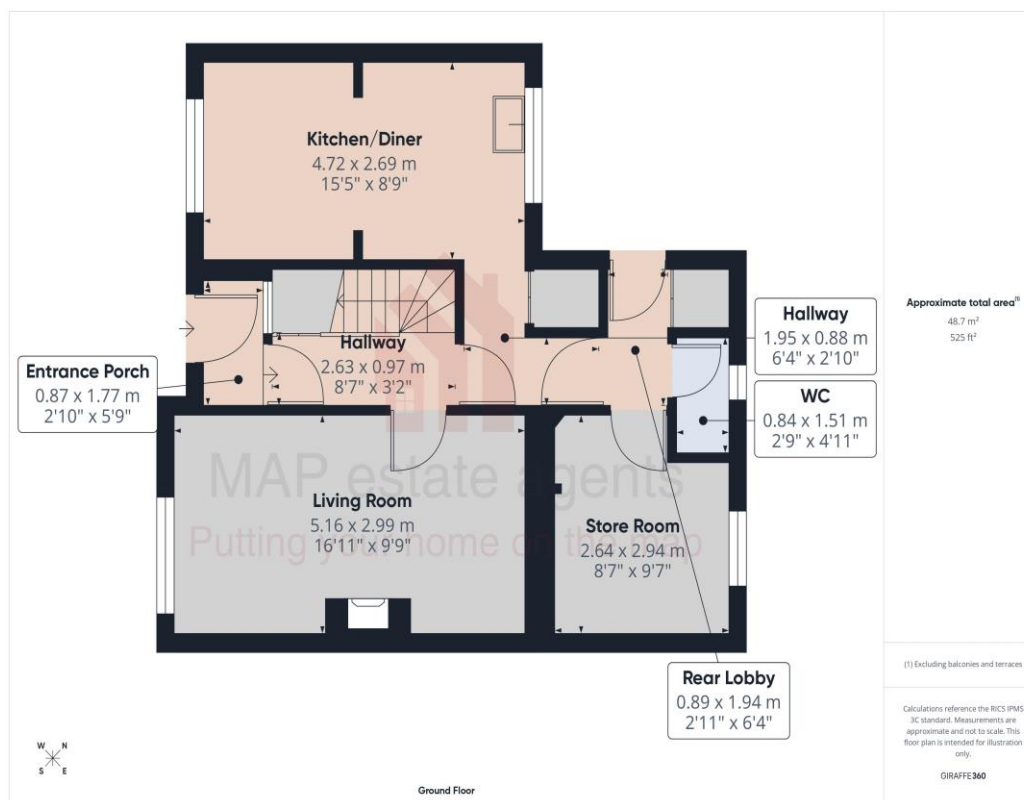


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Ripe for refreshment
- Two bedrooms
- Spacious living room
- Kitchen/diner
- Gas central heating
- Double glazing
- Useful store room to the rear
- Ground floor WC
- First floor bathroom
- Rear garden, chain-free sale



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.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.