



16 Penbrea Road, Penzance,
Cornwall, TR18 3NY







16 PENBREA ROAD, PENZANCE, CORNWALL, TR18 3NY

£275,000 FREEHOLD

- * THREE BEDROOMS * SPACIOUS LOUNGE * DINING ROOM * FITTED KITCHEN ***
- * FIRST FLOOR BATHROOM * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING ***
- * GOOD ORDER * IDEAL FAMILY HOME * SOUTH FACING ENCLOSED REAR GARDEN ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 100 SQUARE METRES ***

A chance to acquire a spacious three bedroom semi-detached family home, located in a central position, therefore close to most amenities. The property has well proportioned accommodation, which the present vendors have maintained to a good standard and really need to be viewed internally to appreciate to the full. A particularly attractive feature is the enclosed rear garden which has been paved for ease of maintenance with covered seating area and off road parking to the front. Penbrea Road is a popular area of Penzance and we recommend an early appointment.

ENTRANCE HALL: Period style radiator.

LOUNGE: 23' 6" x 10' 2" (7.16m x 3.10m) Into UPVC double glazed bay window, brick fireplace with fitted gas fire, TV point, radiator.

DINING ROOM: 12' 10" narrowing to 8' 4" x 8' 0" (3.91m narrowing to 2.54m x 2.44m) Beamed ceiling, panelling to one wall, tiled flooring, radiator, bricked style arch to:

KITCHEN: 17' 4" x 5' 2" (5.28m x 1.57m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, plumbing for washing machine, UPVC double glazed window, tiled flooring, four ring gas Rangemaster with extractor hood over, UPVC double glazed door to garden.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Mosaic tiled wall with brick effect around, built in airing cupboard housing hot water cylinder, wooden floor, period style radiator, access to:

ROOF SPACE: Via pull down ladder with electric light and boarding.

BEDROOM ONE: 12' 9" x 10' 9" (3.89m x 3.28m) Plus UPVC double glazed bay window, shelving, wooden flooring, TV point, period style radiator.

BEDROOM TWO: 10' 9" x 10' 0" (3.28m x 3.05m) UPVC double glazed window, wooden flooring, shelved recess, TV point, radiator.

BEDROOM THREE: 9' 7" x 8' 5" (2.92m x 2.57m) UPVC double glazed window, wooden flooring, radiator.

BATHROOM: White suite comprising panelled bath with chrome shower attachment plus further shower to the other end of the bath, pedestal wash hand basin, low level WC, fully tiled walls, UPVC double glazed window, radiator.

OUTSIDE: Enclosed rear garden being of a southerly direction, having been paved for ease of maintenance with flower borders, garden shed and raised covered seating area. To the front of the property is a flower border and gravelled parking area.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///waitress.pleaser.blast](https://www.what3words.com/)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is built of block 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

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Lettings
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