



Marshall's
ESTATE AGENTS

19 St. Marys Street, Penzance,
Cornwall, TR18 2DJ









19 ST. MARYS STREET, PENZANCE, CORNWALL, TR18 2DJ

£150,000 FREEHOLD

*** THREE STOREY TOWNHOUSE * SEPARATED INTO TWO UNITS ***

*** TWO BEDROOM HOUSE * ONE BEDROOM APARTMENT ***

*** ON STREET PARKING * EPC = E * COUNCIL TAX BAND = A & PREVIOUSLY B ***

*** APPROXIMATELY 77 SQUARE METRES ***

A terraced granite townhouse which is offered for sale with no onward chain and has been divided into two separate units, to comprise of a two bedroom house on the ground and first floor and there is a studio apartment on the basement with kitchen and shower room. The property will need some refurbishment but could make an ideal investment property for any discerning purchaser.

Double glazed door into:

OPEN PLAN LIVING ROOM/KITCHEN: 18' 4" x 13' 4" (5.59m x 4.06m) Double glazed windows to front and rear, night storage heater, stairs rising, base and wall units with worksurfaces over, space for fridge, electric cooker and washing machine, extractor fan, door to:

BATHROOM: Window to rear, WC, pedestal wash hand basin, bath with electric shower over, extractor fan.

FIRST FLOOR LANDING: Access to loft.

BEDROOM ONE: 13' 5" x 9' 0" Two double glazed windows to front, fireplace to one wall (not used).

BEDROOM TWO: 8' 10" x 8' 0" Double glazed window to rear.

BASEMENT FLAT: Accessed to the rear of the property across a courtyard, double glazed door into:

KITCHEN: 8' 10" x 5' 8" (2.69m x 1.73m) Double glazed window to rear, base and wall units, single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, doors to:

SHOWER ROOM: Two double glazed windows to rear, pedestal wash hand basin, WC, fully tiled shower cubicle, cupboard housing hot water tank.

LIVING ROOM/BEDROOM: 17' 0" x 13' 0" (5.18m x 3.96m) Double glazed window to front with window seat under, night storage heater, fireplace to one wall (not used or tested).

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///shakes.crockery.panics

AGENTS NOTES: 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 constructed of granite under a concrete 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

Hayle
01736 756627

Lettings
01736 366778



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