

24 Lariggan Crescent, Penzance,
Cornwall, TR18 4NH



Marshall's
ESTATE AGENTS









24 LARIGGAN CRESCENT, PENZANCE, CORNWALL, TR18 4NH

GUIDE PRICE £550,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE/DINING ROOM * BREAKFAST ROOM * KITCHEN ***

*** CONSERVATORY * CENTRAL HEATING * PART DOUBLE GLAZED ***

*** DRIVEWAY LEADING TO ATTACHED GARAGE * LARGE ATTIC ROOM ***

*** ENCLOSED GARDEN * IDEAL FAMILY HOME * SOUGHT AFTER RESIDENTIAL AREA ***

*** CLOSE TO MOST AMENITIES * EXCELENT OPPORTUNITY * VIEWING RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = E * APPROXIMATELY 120 SQUARE METRES ***

A chance to acquire a spacious three bedroom detached family home, located in a prime residential area within Penzance, just off the Promenade and conveniently placed for many amenities and primary school. The property has spacious accommodation over two floors with a large attic room which could be used for a variety of uses, subject to any necessary planning permissions. A particularly attractive feature is the enclosed rear garden which offers a good degree of privacy, being lawned with well stocked flower borders and a central apple tree. To the side of the property is an integral garage, along with a driveway in front. There are lovely sea views over Mount's Bay from the first floor and the attic room. Lariggan Crescent is one of the most popular areas within the town of Penzance and we recommend an early appointment.

ENTRANCE HALL: Stripped oak flooring, built in cloaks cupboard, understairs storage cupboard, picture rail, radiator.

LOUNGE/DINING ROOM: 25' 7" x 13' 9" (7.80m x 4.19m) Two bay windows, one to the front being secondary glazed, the one to the rear double glazed overlooking rear garden, fireplace with cast iron multifuel burner on a slate hearth, TV point, picture rail, two radiators.

BREAKFAST ROOM: 10' 1" x 8' 0" (3.07m x 2.44m) Double glazed overlooking rear garden, built in dresser, deep recess, two radiators.

KITCHEN: 8' 1" x 7' 8" (2.46m x 2.34m) Inset single drainer sink unit with cupboards below, wall and base units, built in oven and four ring hob, double glazed window to side, plumbing for washing machine, courtesy door to garage, door to:

CONSERVATORY: 12' 4" x 9' 4" (3.76m x 2.84m) Double aspect room overlooking gardens, exposed floorboards, double glazed windows and two double doors leading to garden.

CLOAKROOM: White suite comprising highflush WC, wash hand basin, fully tiled walls.

Stairs from the entrance hall to:

FIRST FLOOR LANDING: Walk in airing cupboard, radiator, access to attic room via pull down ladder.

BEDROOM ONE: 13' 9" x 13' 8" (4.19m x 4.17m) Double glazed window to rear with lovely sea views over Mount's Bay, built in wardrobes, picture rail, radiator.

BEDROOM TWO: 11' 8" x 11' 3" (3.56m x 3.43m) Secondary glazed window to front, picture rail, shelving, radiator.

BEDROOM THREE: 10' 8" x 7' 8" (3.25m x 2.34m) Built in wardrobes with cupboard above, wash hand basin, secondary glazed window to the front, picture rail, radiator.

BATHROOM: Double sized shower cubicle with glazed screen, wash hand basin with cupboard below, double glazed window, heated towel rail.

SEPARATE WC: Low level suite, double glazed window.

From attic pull down ladder to:

ATTIC ROOM: 16' 7" x 16' 4" (5.05m x 4.98m) Double glazed window with lovely sea views over Mount's Bay and beyond, eave storage areas, restricted head height in places, radiator.

OUTSIDE: To the rear of the property is an enclosed garden, which offers a good degree of privacy, being lawned with attractive raised flower borders and central apple tree. Raised terrace and side access to front garden, raised flower borders, patio area and pathway leading to:

INTEGRAL GARAGE: 15' 6" x 8' 5" (4.72m x 2.57m) Folding roller wooden doors, power and light, door to kitchen.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///irritable.dragons.once

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 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.

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