



Marshall's
ESTATE AGENTS



6 Penlee Street, Penzance, Cornwall, TR18
2DE







6 PENLEE STREET, PENZANCE, CORNWALL, TR18 2DE

£200,000 FREEHOLD

- * TWO DOUBLE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN ***
*** GROUND FLOOR BATHROOM * COURTYARD * IDEAL INVESTMENT/FIRST TIME BUY ***
*** DOUBLE GLAZED * GAS CENTRAL HEATING * NO ONWARD CHAIN * ON STREET PARKING ***
*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 53 SQUARE METRES ***

Situated in a popular residential area within the town of Penzance and within close proximity of the town centre and both the train and bus stations, is this terraced granite cottage. The accommodation comprises of lounge, separate dining room, kitchen and bathroom on the ground floor. There are two double bedrooms on the first floor and rear courtyard. The property is double glazed and gas centrally heated throughout and would make an ideal first time buy/investment.

Wooden front door with glazed insert into:

HALLWAY: Dado rail, tiled floor, doors to:

LOUNGE: 10' 0" x 8' 8" (3.05m x 2.64m) Double glazed sash window to front, radiator, Morso wood burner on slate hearth with recess to one side, wood floor.

DINING ROOM: 12' 6" to include stairs x 8' 5" (3.81m x 2.57m) Double glazed window to rear, radiator, wood floor, tiled fireplace to one wall (not used), stairs rising with cupboard under.

KITCHEN: Double glazed window and door to rear, tiled floor, base and wall units, worksurfaces and tiling over, single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, door to:

BATHROOM: Double glazed window to rear, tiled floor, wash hand basin, WC, bath with electric shower over, part tiled walls, radiator.

FIRST FLOOR LANDING: Access to loft with skylight enjoying sea glimpses to rear, combination boiler.

BEDROOM ONE: 13' 7" x 8' 8" (4.14m x 2.64m) Two sash double glazed windows to front, feature fireplace to one wall (not used), wood floor, radiator.

BEDROOM TWO: 10' 6" x 8' 6" (3.20m x 2.59m) Double glazed window to rear, radiator, stripped wood floor, fireplace (not used).

OUTSIDE: To the rear of the property there is an enclosed courtyard with gated access onto to rear service lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///nicely.gearing.octagonal](https://www.what3words.com/#!/en/02070791476)

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 built of granite 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

Hayle
01736 756627

Lettings
01736 366778



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