
3 Provis Road, Penzance,
Cornwall, TR18 4QQ
Marshall's
ESTATE AGENTS









3 PROVIS ROAD, PENZANCE, CORNWALL, TR18 4QQ

£695,000 FREEHOLD

*** THREE BEDROOMS * HOBBIES ROOM/BEDROOM FOUR ***

*** TWO SEPARATE RECEPTION ROOMS * KITCHEN/BREAKFAST ROOM ***

*** GROUND FLOOR CLOAKROOM * BATHROOM * SEPARATE SHOWER ROOM ***

*** SEA VIEWS * FRONT AND REAR GARDENS * OFF STREET PARKING * GARAGE ***

*** WORKSHOP/OFFICE * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** BEAUTIFULLY PRESENTED * POPULAR LOCATION ***

*** EPC = E * COUNCIL TAX BAND = E * APPROXIMATELY 155 SQUARE METRES ***

Situated in a quiet cul de sac, between the town of Penzance and the fishing village of Newlyn and enjoying sea views from the front elevation, is this detached three bedroom, beautifully presented house with gardens, garage and parking. The accommodation comprises of two separate reception rooms, kitchen/dining room, utility and cloakroom on the ground floor. On the first floor there are three bedrooms, two of which have the aforementioned views, family bathroom and separate shower. Stairs rising from bedroom three lead to a hobbies room, which is at present used as a bedroom, which again enjoys the spectacular views from Newlyn Harbour towards St Michael's Mount. The property has driveway with parking for several vehicles leading to a garage, gardens to both the front and rear, of which the rear garden is fully enclosed and laid to patio and lawn with a large wooden shed with power and light connected, suitable for a workshop or home office. The property is located within the catchment area of Alverton Primary School and with an equidistant walk to both Newlyn and Penzance, and is double glazed, gas centrally heated and a viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Double glazed window to rear, porthole circular window to side, stairs rising with cupboard under, built in cloaks cupboard, wall light, doors to:

LOUNGE: 16' 9" x 11' 8" (5.11m x 3.56m) Double glazed bay window to front with sea glimpses, living flame gas fire on slate hearth with wood surround, radiator, coved ceiling, wall lights.

DINING ROOM: 13' 2" x 11' 8" (4.01m x 3.56m) Double glazed window to front with sea glimpses, window seat under, radiator, period style pelmet with built-in bookshelves to either side of window, fitted plate shelf.

KITCHEN/BREAKFAST ROOM: 16' 0" x 8' 0" (4.88m x 2.44m)
Double glazed windows to sides, double glazed door to rear, radiator, base and wall units with rolltop worksurfaces and tiling over, two circular stainless steel sinks, plumbing for dishwasher, space for range cooker, tiled floor, larder cupboard, door to:

UTILITY ROOM: 7' 3" x 5' 9" (2.21m x 1.75m) Double glazed window to rear, boiler, tiled floor, Belfast sink, plumbing for washing machine, space for tumble dryer, door to:

CLOAKROOM: Low level WC, double glazed window to rear, radiator, extractor fan.

FIRST FLOOR LANDING: Stained glass window to rear, radiator, doors to:

BEDROOM ONE: 14' 3" x 11' 9" (4.34m x 3.58m) Double glazed bay window to front with sea views, radiator, built in wardrobe.

BEDROOM TWO: 12' 1" x 11' 8" (3.68m x 3.56m) Double glazed window to front with views towards Newlyn, radiator, built in wardrobe.

BEDROOM THREE/STUDY: 10' 10" x 9' 3" (3.30m x 2.82m) Double glazed windows to rear and side, radiator, shelved cupboard to one wall, stairs rising.

BATHROOM: Bath with mixer tap over, WC, pedestal wash hand basin, double glazed window to rear, heated towel rail, tiled floor and walls, airing cupboard housing hot water tank.

SHOWER ROOM: Fully tiled, double glazed window to side, mains shower cubicle, inset spotlights.

Stairs from bedroom three leads to the:

SECOND FLOOR HOBBIES ROOM/OCASIONAL BEDROOM FOUR: 13' 10" x 11' 4" (4.22m x 3.45m) Skylight to rear, dormer window to front with views, inset spotlights, storage into eave space.

OUTSIDE: To the side of the property there is a driveway with parking for several vehicles leading to the garage, with raised lawn to side of the drive. Front garden is laid to lawn and side pathway leads to the main entrance door and gated access to rear garden with an area laid to patio, steps lead to raised rear garden, again laid to lawn and bordered by established hedging, outside tap, wooden workshop which is insulated and divided into two, rear pedestrian door into:

GARAGE: 16' 8" x 9' 9" (5.08m x 2.97m) Power and light, window to rear, up and over door to front.

WOODEN WORKSHOP/SHED: 5.00m x 3.00m (16' 5" x 9' 10") Power and light.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///elsewhere.coveted.locate

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 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.