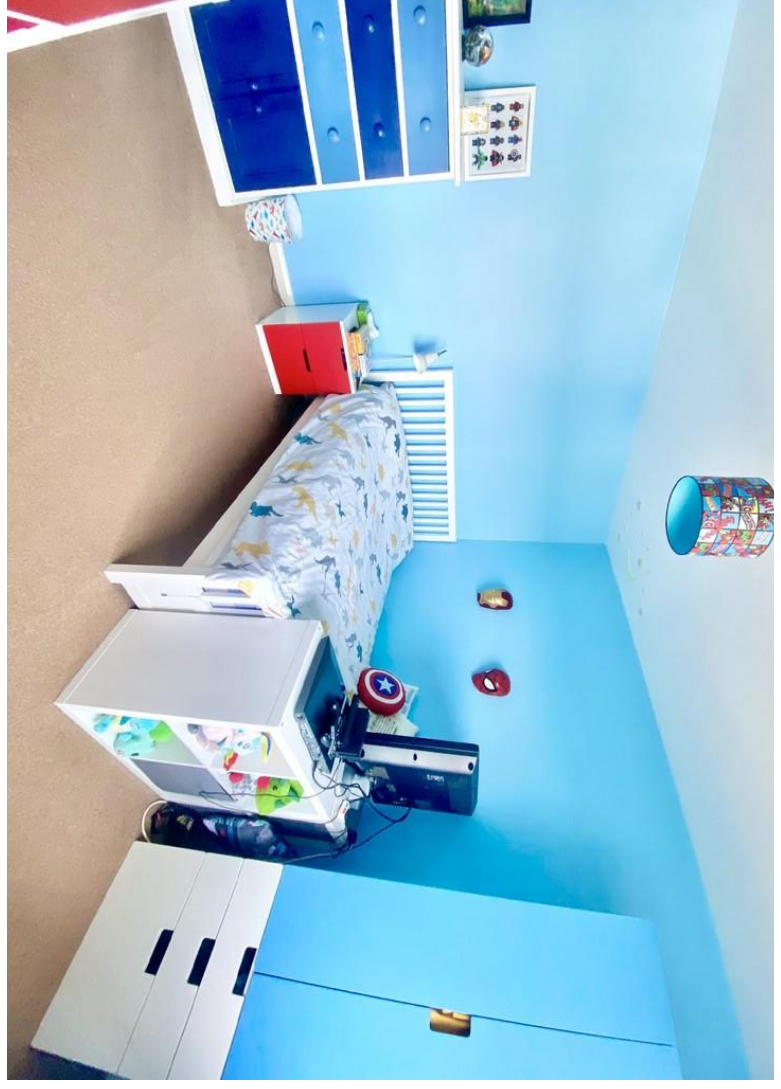




15 Pendennis Road, Penzance, TR18 2BA







15 PENDENNIS ROAD, PENZANCE, TR18 2BA

£325,000 - FREEHOLD

A superbly presented and much extended three bedroom family home offering spacious accommodation situated in a popular residential location within easy access to all local amenities.

*** THREE DOUBLE BEDROOMS * FIRST FLOOR BATHROOM WITH SEPARATE SHOWER CUBICLE * LOUNGE * SPACIOUS DINING ROOM * RECENTLY REFITTED KITCHEN WITH INTEGRAL APPLIANCES * STUDY / UTILITY ROOM * CLOAKROOM * COURTYARD GARDEN TO THE REAR * DOUBLE GLAZING * GAS CENTRAL HEATING * SUPERFAST BROADBAND CONNECTION * EPC = C * COUNCIL TAX BAND = B ***

Situated in a popular residential area on the outskirts of Penzance yet within a short distance of all the amenities within the town centre is this beautifully presented, much improved and extended family home. The property is finished to a superb standard throughout with the installation of a new bathroom, bespoke kitchen and fully redecorated and refloored throughout. The accommodation comprises of three double bedrooms and bathroom with separate shower cubicle on the first floor, from the second bedroom there are rural views across open farmland. On the spacious ground floor there is a large hallway with lounge, utility/study, large dining room which in turn opens into the extended and fully refitted kitchen with integral appliances and a cloakroom on the ground floor. There is a garden to the front laid to granite chipping for ease of maintenance and enclosed courtyard garden to the rear. This property really needs to be viewed internally to fully appreciate the high specification of this delightful home.

UPVC DOUBLE GLAZED FROSTED DOOR WITH SIDE PANEL INTO:

MAIN HALLWAY: Two radiators, stairs rising with cupboard under, inset spotlights, LVT flooring, built in cupboards to one wall.

LOUNGE: 12' 8" x 11' 4" narrowing to 9' 7" (3.86m x 3.45m - 2.92m) UPVC double glazed window to the front with built venetian blinds, vertical radiator, tv and fibre broadband point.

UTILITY / STUDY: 10' 0" x 7' 0" (3.05m x 2.13m) Radiator, inset spotlights, LVT flooring, built in cupboards.

DINING ROOM: 14' 5" x 9' 2" (4.39m x 2.79m) LVT flooring, double glazed window to the rear, radiator, tv and broadband point, built in cupboard to one wall.

CLOAKROOM: UPVC double glazed window to the rear, w.c., vanity wash hand basin, built in cupboards, ladder style radiator, recess and plumbing for washing machine and tumble drier, inset LED spotlights, boiler within cupboard.

DINING ROOM OPENS INTO:

KITCHEN: 11' 0" x 11' 0" (3.35m x 3.35m) UPVC double glazed door and window to the rear, Velux skylight, range of gloss effect base and wall units with solid Pietra work surface and tiling over, all units are soft closing, double electric oven, gas hob and extractor fan over, tv point, integral dishwasher, carousel

corner unit, one and a half bowl stainless steel sink unit, bank of five LED spotlights.

FIRST FLOOR

LANDING: Access to loft (partially boarded with power and light), shelved cupboard housing radiator.

BEDROOM ONE: 18' 0" x 9' 6" narrowing to 7' 6" (5.49m x 2.9m - 2.29m) UPVC double glazed window to the front with built in black out blinds, radiator, tv and broadband point.

BEDROOM TWO: 11' 7" x 10' 7" (3.53m x 3.23m) UPVC double glazed window to the rear enjoying distant rural views, radiator, tv point.

BEDROOM THREE: 14' 8" x 9' 7" narrowing to 6' 0" (4.47m x 2.92m - 1.83m) Two radiators, UPVC double glazed window to the front with built in black out blinds, curtains, TV and Broadband point.

BATHROOM: Double glazed window to the rear, vertical towel rail, LED spotlights, extractor fan, vanity wash hand basin with illuminated mirror over, w.c., bath with mixer tap, fully tiled shower cubicle.

OUTSIDE: To the front of the property the garden is laid to granite chipping enclosed by wooden fencing. To the rear there is a fully enclosed courtyard style garden laid to patio for ease of maintenance, outside electric sockets, access to rear service lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Marshall's Penzance office proceed in a westerly direction turning right at St Johns Hall into Penalverne Drive. At the top of the road turn left towards Heamoor, at the large roundabout proceed in an easterly direction along the A30 turning right at the next roundabout then immediately left into Polmeere Road. Proceed along Polmeere Road taking the second right into Lower Peverell Road which in turn becomes Pendennis Road whereby the property can be found on your right hand side.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

ANTIMONEY 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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