



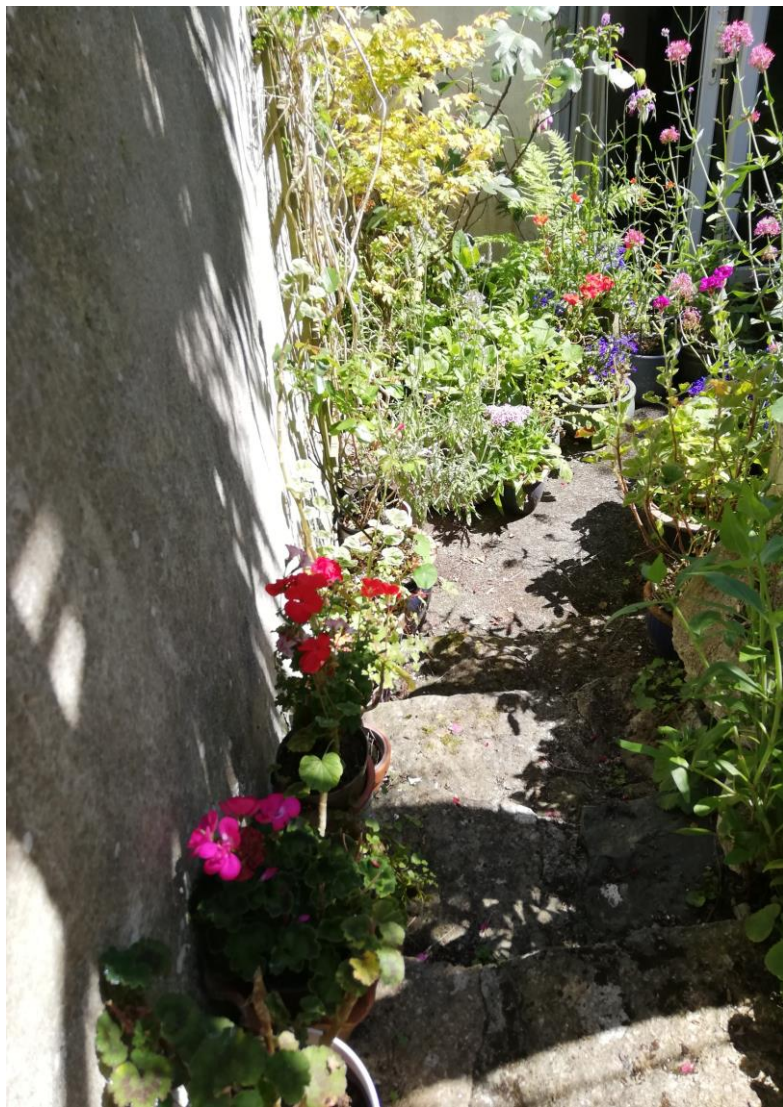
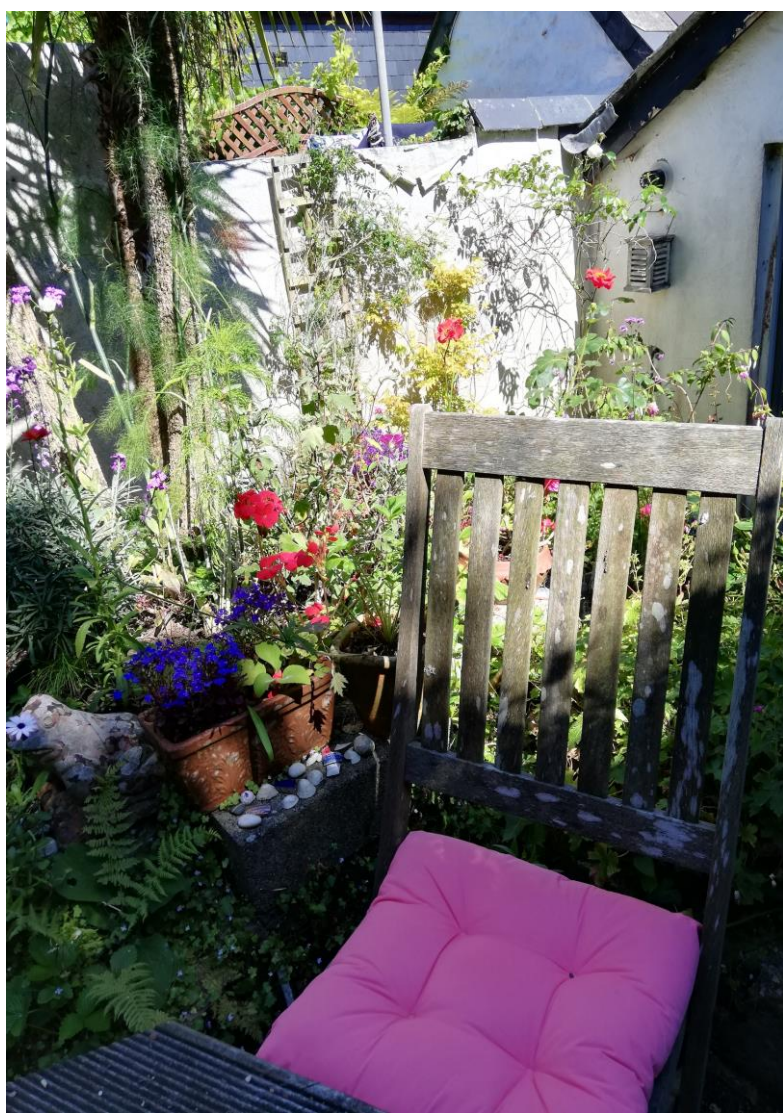
12 Chyandour Cliff

Penzance

TR18 3LQ







12 CHYANDOUR CLIFF, PENZANCE, TR18 3LQ

GUIDE PRICE £275,000 - FREEHOLD

A nicely presented two bedroom terraced house with garden to the rear situated on the outskirts of Penzance enjoying sea views from the front elevation.

*** TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE *
* KITCHEN / DINING ROOM * REAR GARDEN * SEA VIEWS * GAS CENTRAL HEATING *
* DOUBLE GLAZING * EPC = F * COUNCIL TAX BAND = B ***

Situated on the outskirts of Penzance yet within walking distance of all amenities is this nicely presented terraced house. The accommodation in brief comprises of a lounge affording sea views and kitchen/dining room on the ground floor. On the first floor there are two bedrooms and a bathroom of which bedroom two enjoys panoramic views across Penzance harbour, towards St Michael's Mount and beyond. To the rear of the property there is a terraced cottage style garden, the house is double glazed where stated with gas central heating. Viewing is highly recommended to fully appreciate.

UPVC DOUBLE GLAZED DOOR INTO:

HALLWAY: Tiled flooring. Half glazed door into:

LOUNGE: 15' 7" x 15' 4" (4.75m x 4.67m) Double glazed window to the front with sea views, stairs rising to first floor, tv and telephone points, wooden floor, radiator. Open archway into:

KITCHEN / DINING ROOM: 12' 5" x 8' 5" (3.78m x 2.57m) Fitted with a range of base cupboards with wooden work surfaces over and complementary wall tiling, sink unit, space for fridge and plumbing for washing machine, further space for electric cooker, radiator, tiled floor, fitted shelving, Velux skylight.

FIRST FLOOR LANDING: Window to the side.

BEDROOM ONE: 12' 5" x 11' 7" (3.78m x 3.53m) Velux skylight, laminate wood flooring, double glazed sliding patio doors to the rear garden, radiator, plumbing for washing machine.

BEDROOM TWO: 13' 10" x 7' 9" (4.22m x 2.36m) Double glazed bay window to the front with uninterrupted sea views, built in cupboard to one wall, canopied ceiling with further storage space, radiator.

BATHROOM: Fitted suite with low level w.c., pedestal wash hand basin, panelled bath, tiled shower cubicle with mains shower, Velux skylight, heated towel rail.

OUTSIDE: To the rear of the property there is a fully enclosed patio style garden.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: Proceed out of Penzance in an easterly direction passing Royal Court on your left hand side whereby the property can be found on your left after approximately 250 meters.

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

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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