

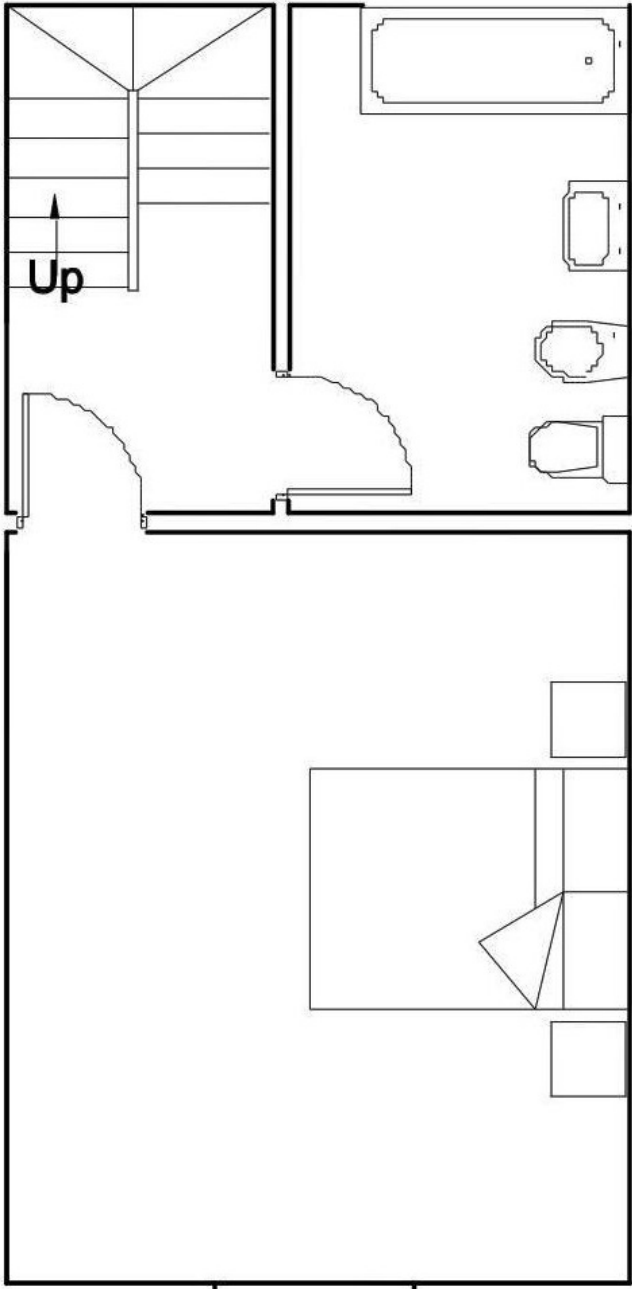


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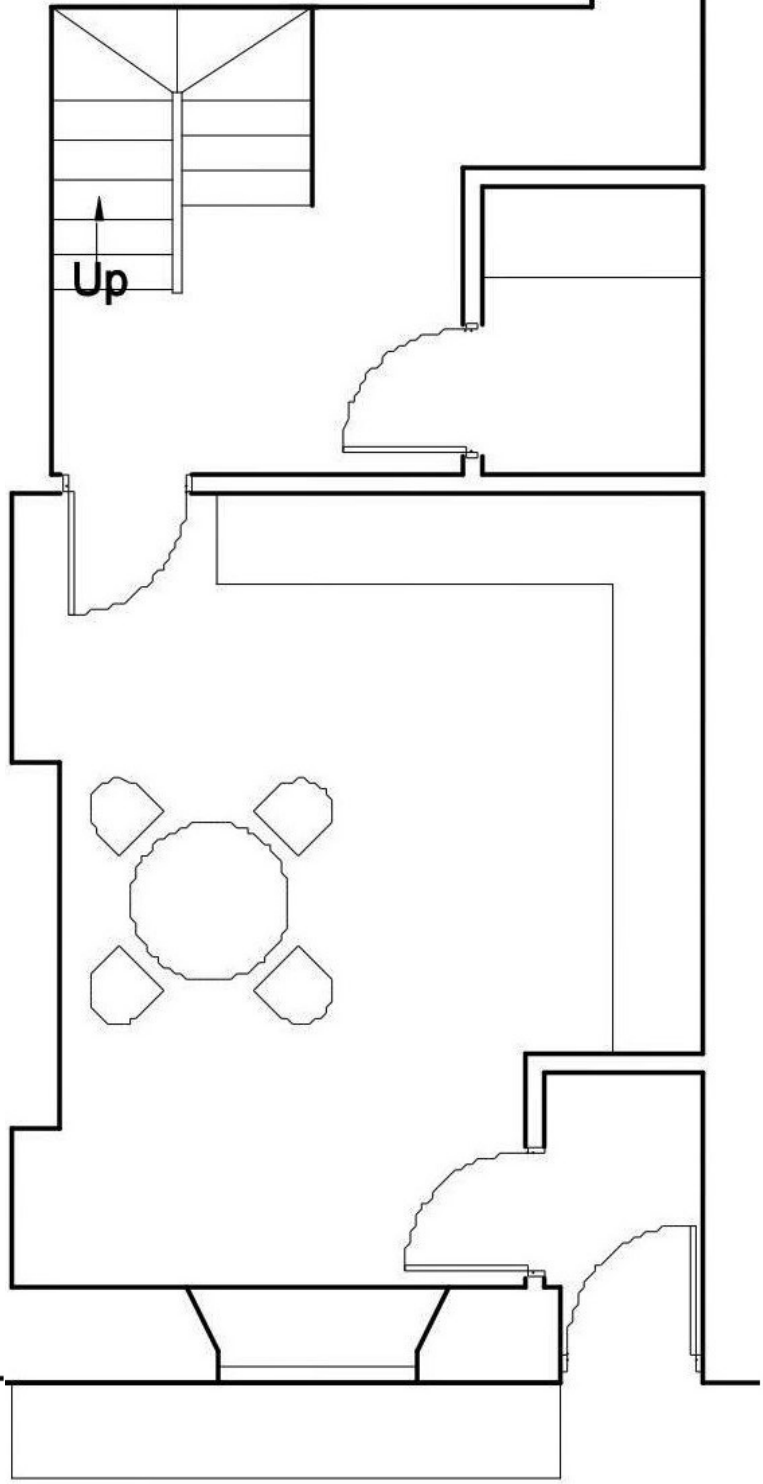


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FOR SALE
Penzance | 01736 369203

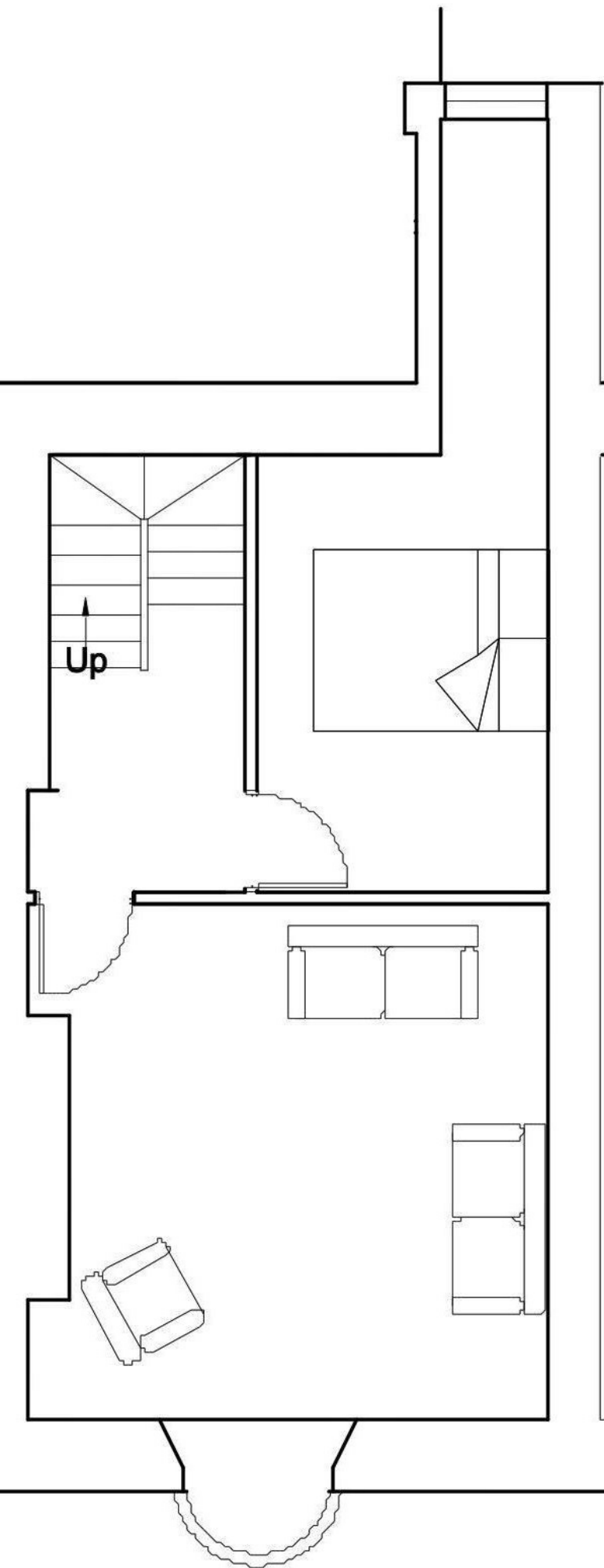
14 North Parade
Penzance
TR18 4SL



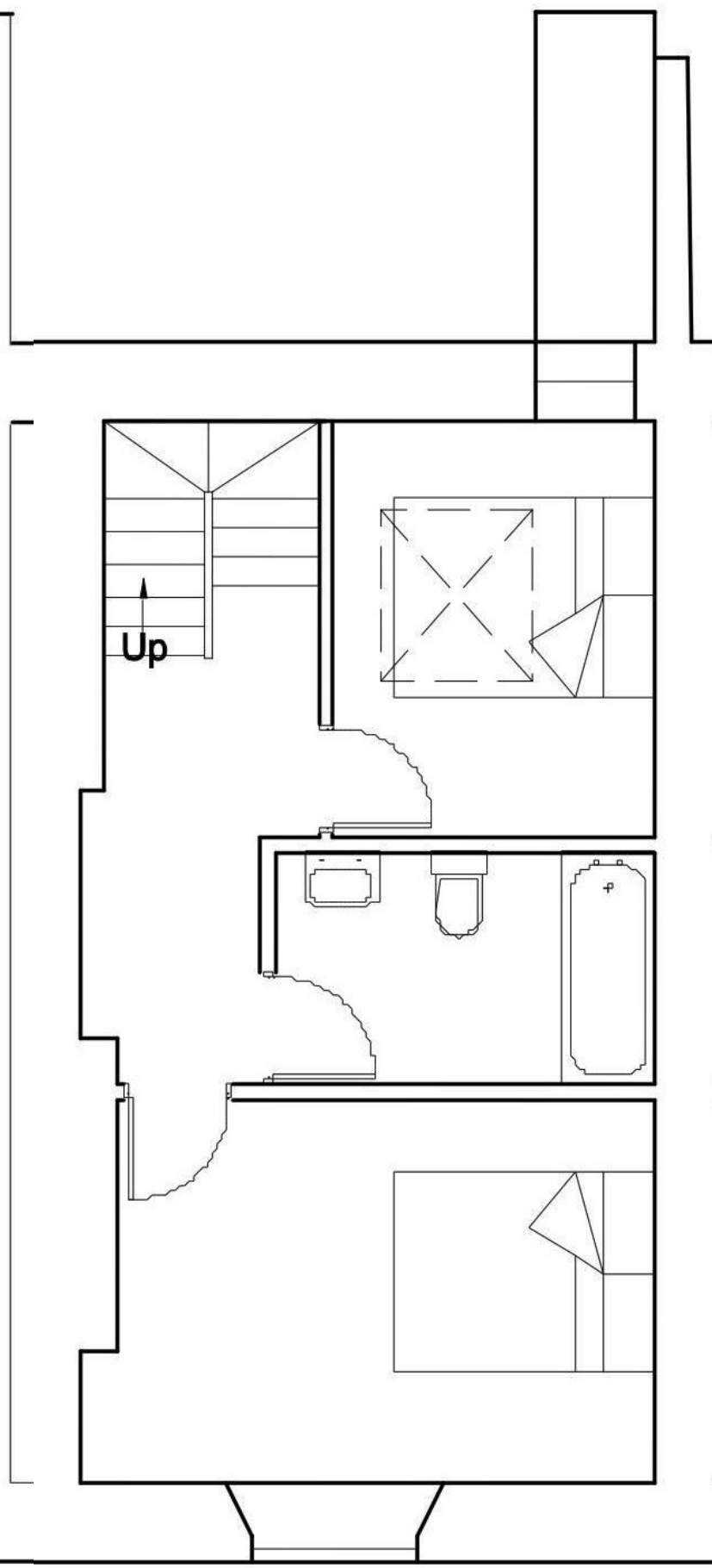
**Basement
Floorplan**



**Ground Floor
Floorplan**



**First Floor
Floorplan**



**Second Floor
Floorplan**



14 NORTH PARADE, PENZANCE, TR18 4SL

GUIDE PRICE £525,000 - FREEHOLD

A chance to acquire one of two recently converted four bedroom Grade II listed townhouses which are undergoing considerable renovation and modernisation to create two well proportioned family homes within the centre of town with two/three parking spaces each.

- * FOUR BEDROOMS * TWO BATHROOMS * KITCHEN / DINING ROOM * LIVING ROOM ***
- * GAS CENTRAL HEATING * PERIOD FEATURES * PARKING FOR TWO / THREE CARS ***
- * EXCELLENT SPECIFICATION * CENTRAL POSITION * CLOSE TO MOST AMENITIES ***
- * SMALL COURTYARD TO THE FRONT * EPC = EXPECTED BETWEEN C-E ***

Early viewing is a must to appreciate the skilled workmanship that has been put into these two totally renovated four-bedroomed Victorian period properties in a highly desirable area of Penzance offered with no onward chain.

Located in the prestigious North Parade area of Penzance. The properties are close to the seafront, Jubilee Pool, Morrab Gardens, and Penlee Park with their summer outdoor theatrical events and with its tennis courts together with easy accessibility to good schools, shops, art galleries, and restaurants. It is only a short walk to the beach and views of the famous St Michael's Mount which contributes to making them ideal properties for families.

Road links via the A30 and rail links to Paddington together with flights to the Isles of Scilly from Penzance and to London from Newquay all add to the positive reasons for choosing to move to Penzance.

The two properties are at the end of a traditional terrace that joins Morrab Road. Each property has private parking for up to three cars and are offered as freehold.

Both of the properties have granite-finished steps that lead to the traditional front door and the roof has been totally replaced to complete the "executive" appearance.

The exterior of the properties to the front and the gabled end on Morrab Road have been painted with a reinforced flexible render system which means that they are totally maintenance-free and should ensure little or no decoration for the foreseeable future.

Internally the properties offer spacious accommodation arranged over four levels. There are granite finishes to be seen in the alcoves and window sills throughout the properties and all of the kitchen and utility appliances are of the top-quality Miele brand. These include, Induction Hob, Pyrolytic oven, microwave oven, integrated fridge freezer, integrated dishwasher and a free standing washer/dryer.

The gas central heating boilers are of the highest quality and are supplied by the no 1 company recommended by Which - Worcester who give an extremely generous after-sales guarantee.

The stair handrails are painted white throughout. Floor coverings throughout are to be discussed with the Purchaser.

Each property is furnished with panelled oak finish doors.

There are TV aerials for both properties and TV and Cat5 points throughout the properties.

The Top/Second Floor

To the front is a large bedroom with sea glimpses. It has granite interior sills and vaulted ceilings.

Between the front and rear, bedrooms the boarded-out loft is accessed from the landing with plenty of storage and full standing height for an average-sized person. Power combined with a permanently fixed wooden, folding loft ladder enables access to the loft space.

From the landing is a fully tiled bathroom with a bath with a shower over, a vanity unit, a wash hand basin, and a wall-hung toilet. There is a light tunnel in this room to enhance the light space and a shower together with an electric towel rail

The gallery landing is again vaulted with a velux window and from here you can access the back bedroom which has vaulted ceilings and an electric velux window..

The First Floor

Stairs down to the first floor have an alcove finished with a granite sill which takes you to the back bedroom/study with a single upvc window to the rear with a granite sill.

The large south-facing lounge at the front of the building is complemented by a beautiful wooden bay window from which there are sea glimpses and two alcoves finished with granite.

Going downstairs to the ground floor there is an illuminated granite alcove.

The Ground Floor

Stairs lead to the ground floor rear entrance. There are granite steps leading out into the back passageway and access out of a private gate onto Burriton Row. A private keypad is provided for residents of no 14.

Back into the building and along the hallway to the utility room housing the Miele washer/dryer and sink together with the Worcester gas boiler.

Stairs to basement- with an illuminated alcove with granite.

From this hallway area you pass into the Kitchen/Dining Room area. The kitchen itself houses a good sized kitchen. All units are cream coloured and there are two large alcoves finished with granite.

The kitchen includes the following Miele appliances:

Induction Hob

Pyrolytic oven

Integrated fridge freezer

Integrated dishwasher

Extractor

Free standing washer/dryer

The additional appliances are a Zanussi integrated wall microwave and a Caple Free standing wall cooler.

The dining area is south facing with a wooden sash window together with wooden shutters which are a feature on both properties on the ground and basement floor windows.

From the dining room you leave the property through a half-glass door (for light maximization) across the Victorian-style flooring/small lobby area to reach the front door which is a typical four panelled Victorian door finished in Royal blue.

Leaving the property from the front door you pass through a small garden area to access North Parade and the car parking opposite.

The Semi Basement Floor

The staircase leads to a nice big stairwell area and hallway with a large storage cupboard and from here can be accessed the bathroom which has a 1800 Mm bath by 800 Mm wide and is a fully contemporary bathroom with a large walk-in shower measuring 1400 x 900mm. There are wall-mounted taps over the bath together with a shower wand. There is a wall mounted toilet with a granite top and a vanity sink unit and electric towel rail

The basement bedroom to the front has a double-glazed sash window, wooden shutters, and a large granite windowsill which enhances the room. Outside of the window there is a fully drained retained light well with wall copings and a metal railing on top

ACCOMMODATION

ENTRANCE DOOR TO:

KITCHEN / FAMILY ROOM: 16' 7" x 13' 5" up to chimney breast (5.05m x 4.09m) Well fitted kitchen area.

REAR PASSAGE: Access to:

UTILITY ROOM: 6' 8" x 4' 5" (2.03m x 1.35m) Stairs down to:

INNER HALLWAY

BEDROOM ONE: 13' 9" x 11' 9" (4.19m x 3.58m)

FAMILY BATHROOM: 11' 0" x 7' 0" (3.35m x 2.13m) White suite.

STAIRS FROM HALLWAY TO FIRST FLOOR LANDING

LIVING ROOM: 18' 7" into bay window x 13' 1" (5.66m x 3.99m)

BEDROOM TWO: 11' 9" x 7' 5" plus deep recess (3.58m x 2.26m)

STAIRS FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING: With access to roof space.

BEDROOM THREE: 13' 5" x 10' 4" (4.09m x 3.15m) Sea glimpses.

BEDROOM FOUR: 10' 4" x 7' 5" (3.15m x 2.26m)

SECOND BATHROOM: 9' 6" x 5' 5" (2.9m x 1.65m)

OUTSIDE: To the front of the property there is an enclosed courtyard and access across the road to parking for two/three cars.

SERVICES: Mains water, electricity, gas and drainage.

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, 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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