



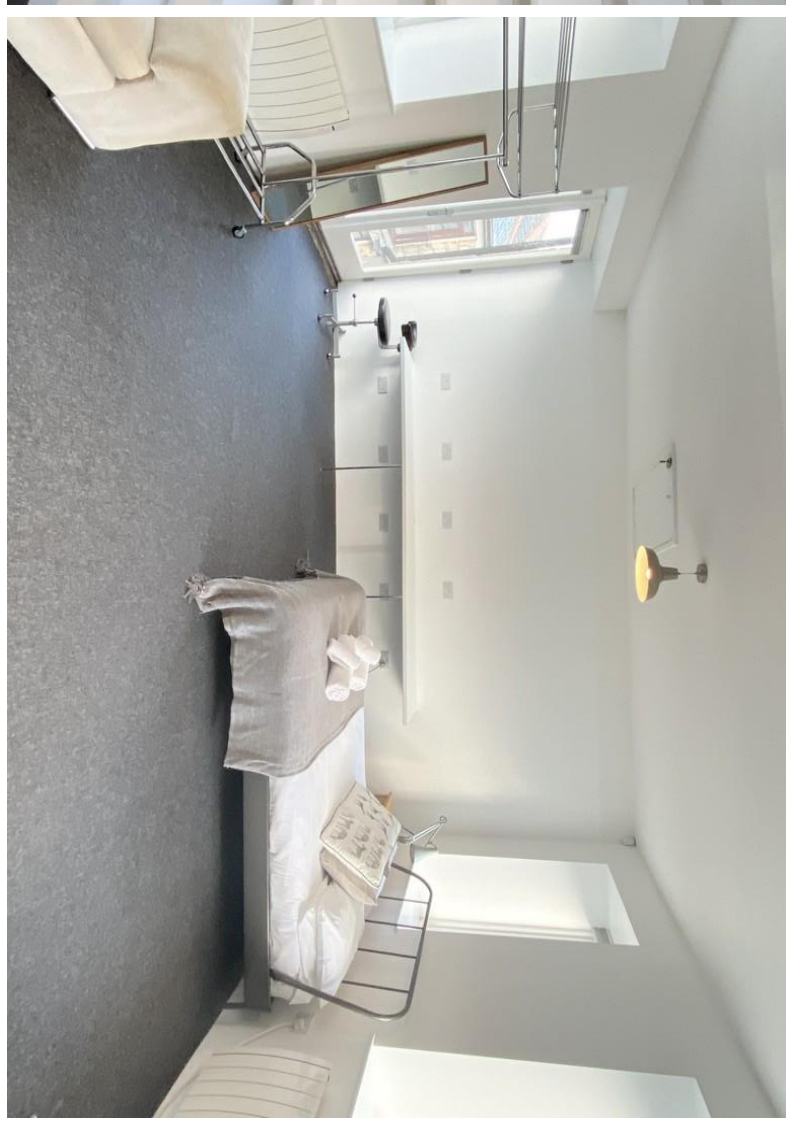
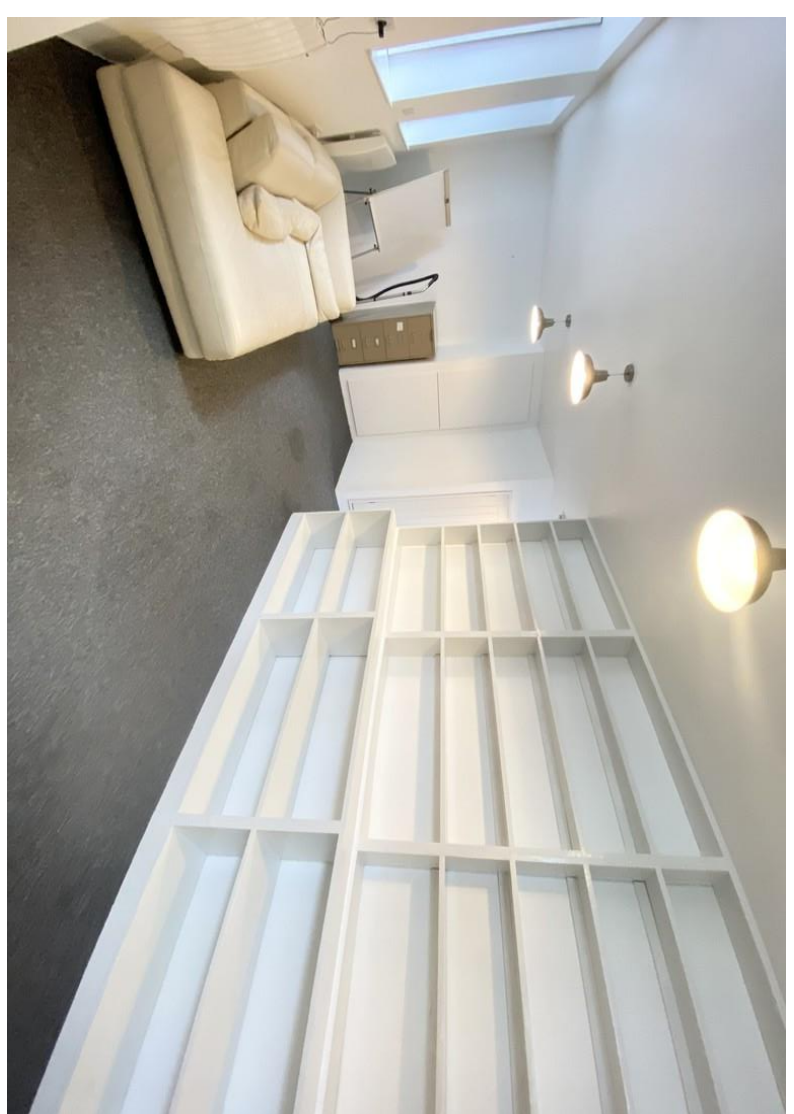
White Dove Studio
Bread Street
Penzance
TR18 2EQ







VIEW FROM ATTIC



WHITE DOVE STUDIO, BREAD STREET, PENZANCE, TR18 2EQ

GUIDE PRICE £250,000 - FREEHOLD

Exceptional views across the town towards St. Michael's Mount and the Lizard peninsula are a real feature of this impressive three storey granite former warehouse superbly converted to now offer open plan living accommodation.

*** 29FT OPEN PLAN LIVING ROOM/KITCHEN ***

*** 24FT ATTIC SPACE WITH SKYLIGHTS AFFORDING VIEWS ***

*** TOWN CENTRE LOCATION * GROUND FLOOR BATHROOM * DOUBLE GLAZED ***

*** EPC RATING E ***

Situated within the popular Bread Street of Penzance, which is a mix of both residential and commercial units is this beautifully converted former warehouse to now offer flexible accommodation arranged over three floors. Upon entering the building through double wooden doors, you enter into a reception room with large windows to the front with wooden shutters and a superbly appointed bathroom. Steps lead to the open plan living room which measures approximately 29ft by 17ft and enjoys sea views to the rear, kitchen area to one wall and numerous windows and French doors opening onto the front making this an exceptionally light and airy room. There is a fold down ladder from the living accommodation into the attic space, boarded with power, light and two skylight windows to the rear enjoying views across the roof tops of Penzance town towards the harbour, St. Michael's Mount and beyond. The property is double glazed throughout and heated by newly installed electric heaters and an internal viewing is recommended to appreciate this property.

DOUBLE WOODEN DOORS WITH GLAZED SKYLIGHTS INTO:

RECEPTION ROOM ONE: 23' 8" x 10' 5" (7.21m x 3.18m) Three double glazed windows to front with wooden shutters, further double glazed window to rear, fitted book shelves to one wall, cupboard housing hot water tank, three wall mounted heaters. Stairs descending to storage cupboard with cloaks hanging space and stairs rising to open plan living room/kitchen. Further door to:

BATHROOM: Opaque double glazed window to the rear, heated towel rail, inset halogen spotlights, white suite comprising low level WC, pedestal wash hand basin with shaver light and point over, panelled bath with mixer tap and shower.

OPEN PLAN LIVING ROOM / KITCHEN: 29' 4" x 17' 2" (8.94m x 5.23m) Two French doors to front, three double glazed windows to front, further double glazed windows to the rear with views across Penzance town, harbour and Mounts Bay. Wall mounted electric heaters, range of white gloss kitchen units to one wall with roll top work surface, electric cooker and gas hob. Folding steps to:

LOFT SPACE: Boarded with power, light, two skylights to the rear with the aforementioned views.

DIRECTIONAL NOTE: From Marshall's Estate Agents of Penzance, on foot proceed on up Causewayhead and first right into Bread Street. Proceed along this street for approximately a third of its distance, whereby the property can be found on your right hand side

COUNCIL TAX BAND: A

N.B: The vendor owns the freehold of the whole property but below is the store room for one of the shops on Market Jew Street which is held on a long lease.

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

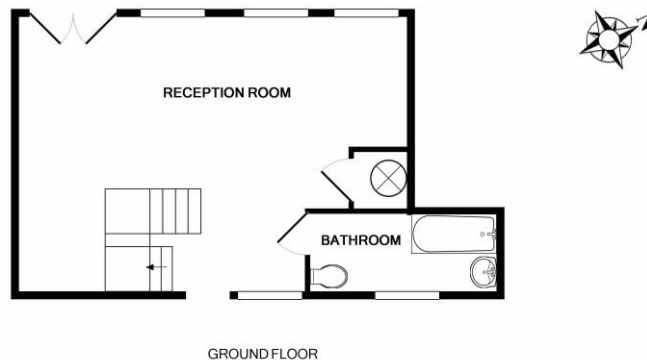
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234100)

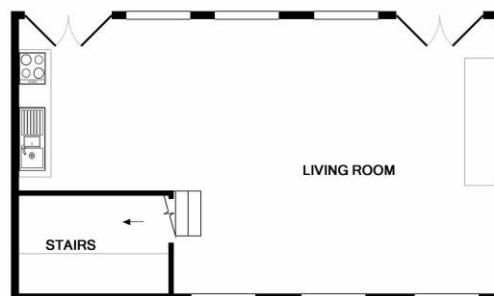
ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been 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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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