



Marshall's

ESTATE AGENTS



33 Gwavas Street
Penzance
TR18 2DF









33 GWAVAS STREET, PENZANCE, TR18 2DF

GUIDE PRICE £230,000 - FREEHOLD

A tastefully presented two bedroom terraced home situated on the edge of Penzance town.

*** TWO BEDROOMS (PREVIOUSLY THREE) * OPEN PLAN LIVING / DINING ROOM ***

*** KITCHEN AND BATHROOM FITTED IN 2022 ***

*** ENTRANCE PORCH * REAR COURTYARD * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * NO ONWARD CHAIN * VIEWING HIGHLY RECOMMENDED ***

*** EPC = D * COUNCIL TAX BAND = B ***

Situated on the outskirts of Penzance is this beautifully renovated cottage style home. Internally there is an entrance porch with cloak hanging space opening into the good size open plan living/dining room with multifuel burner and open fire (currently not in use) with double doors opening onto the rear courtyard. The kitchen was installed in 2022 offering ample preparation and cooking space. The fully tiled bathroom was also fitted in 2022. On the first floor there is a bedroom to the front of the property which was previously two bedrooms, currently offering a bedroom and office space, along with another double bedroom to the rear. Externally, there is a courtyard garden with pedestrian access to the rear lane. Offered to the market with no onward chain, an early internal viewing is highly recommended.

WOODEN DOOR WITH GLAZED INSERTS INTO:

ENTRANCE PORCH: With cloak hanging space and original mosaic tiled flooring. Wooden door with glazed inserts into:

OPEN PLAN LIVING / DINING ROOM: 5.50m x 4.00m maximum (18.04ft x 13.12ft) UPVC double glazed sash window to the front, multifuel burner set on slate hearth with recess to either side, open fire on slate hearth with wooden surround (not in use) and recess to side with low cupboard housing gas meter, double doors opening to the rear courtyard, two radiators. Door to:

KITCHEN: 2.70m x 1.90m (8.86ft x 6.23ft) Newly fitted in 2022 comprising a range of base units with oak work surfaces, Belfast sink with mixer tap, washing machine, oven and fridge with freezer compartment to be included in the sale, oak flooring, stable door and double glazed window onto the rear courtyard. Door to:

BATHROOM: 1.80m x 1.70m plus recess (5.91ft x 5.58ft) White suite comprising low level w.c., pedestal wash hand basin, panelled bath with Victorian style mixer tap and shower attachment, wall mounted boiler, double glazed window to the side.

STAIRS ASCENDING TO:

FIRST FLOOR LANDING: Access to the loft (fully boarded).

BEDROOM ONE: 4.10m x 3.12m narrowing to 1.94m (13.45ft x 10.24ft - 6.36ft) Previously two bedrooms. Two double glazed sash windows to the front, original stripped wood flooring, radiator.

BEDROOM TWO: 3.26m x 2.30m (10.70ft x 7.55ft) Double glazed sash window to the rear, radiator.

OUTSIDE: To the rear of the property there is a courtyard garden with pedestrian access to the rear access lane.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: From the Green Market in Penzance on foot go into Causeway Head, upon reaching the top of Causeway Head turn right into Tarovear Road, proceed along this road. Turn left into St Mary's Street then take the second right into Gwavas Street whereby the property can be found on your left hand side.

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

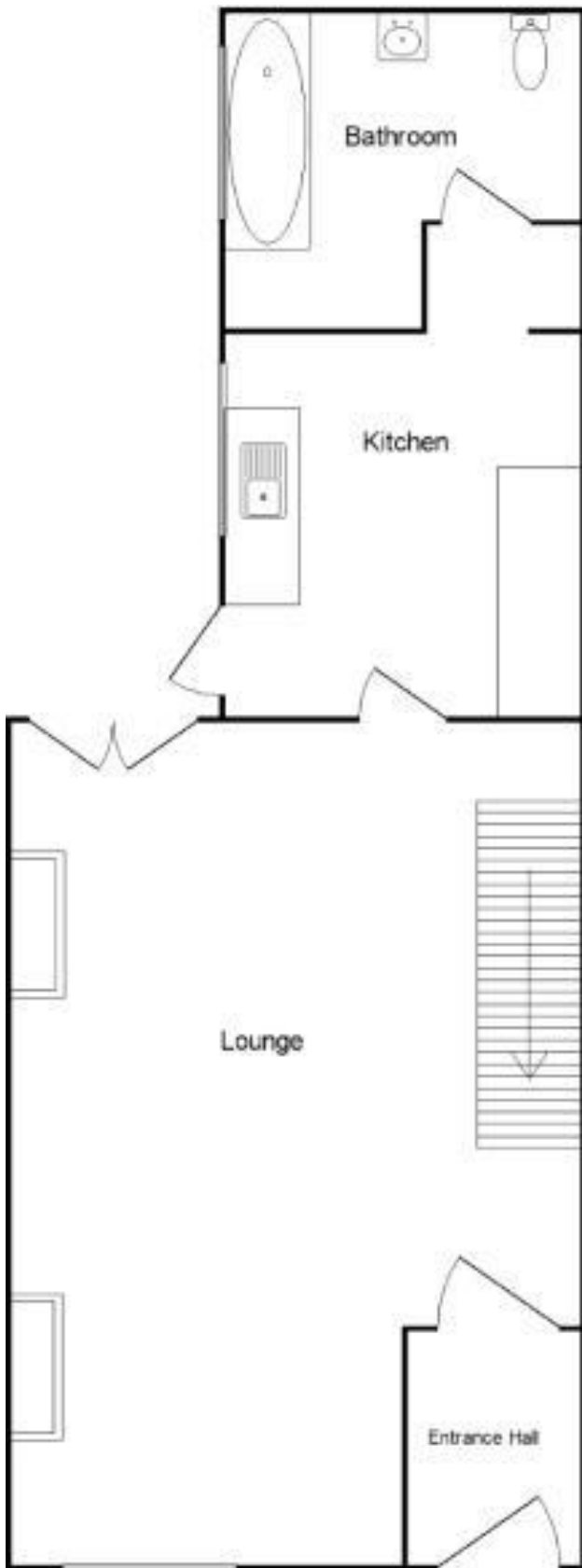
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

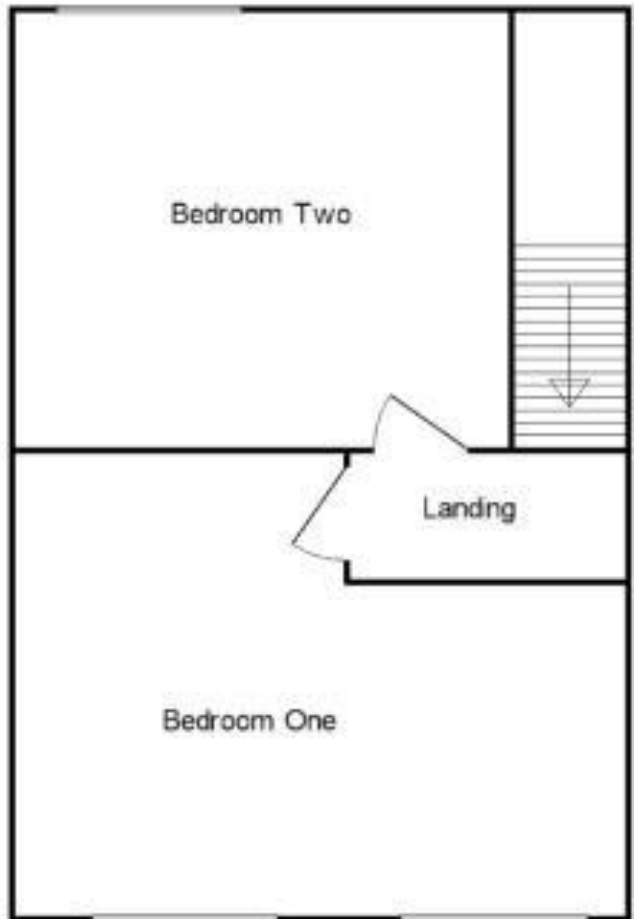
ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been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

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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