



31 Mount Street
Penzance
TR18 2EU


FOR SALE
Penzance | 01736 360203
www.marshallspz.co.uk







31 MOUNT STREET, PENZANCE, TR18 2EU

ASKING PRICE £180,000 - FREEHOLD

A mid terraced two bedroom town house situated close to both the town centre and train and rail station, offered for sale with no onward chain.

- * TWO DOUBLE BEDROOMS * LOUNGE/DINING ROOM * KITCHEN ***
- * FIRST FLOOR BATHROOM * COURTYARD * GAS CENTRAL HEATING ***
- * NO ONWARD CHAIN * TOWN CENTRE LOCATION ***
- * IDEAL FIRST TIME BUY OR INVESTMENT * EPC = D * COUNCIL TAX BAND = B ***

Situated within walking distance of the town centre and both the harbour front and the railway station is this two bedroom granite cottage offered for sale with no onward chain. The accommodation comprises of open plan lounge/dining room, kitchen/breakfast room on the ground floor. On the first floor there are two double bedrooms and bathroom. There is a small courtyard to the rear with utility room, and the property benefits from double glazing and gas central heating throughout.

DOUBLE GLAZED DOOR INTO:

HALLWAY: Stairs rising. Opening into:

LOUNGE/DINING ROOM: 11' 9" x 8' 6" (3.58m x 2.59m) Double glazed window to front, radiator, arch recesses to one wall. The lounge opens into:

DINING AREA: 15' 0" to include stairs x 9' 4" (4.57m x 2.84m) Radiator, door to:

KITCHEN/BREAKFAST ROOM: 14' 9" x 8' 8" (4.5m x 2.64m) Radiator, tiled floor, double glazed window and door to rear, stainless steel sink unit, range of base and wall units, worksurface and tiling over, electric cooker, hob and filter.

FIRST FLOOR LANDING: Access to loft, door to:

BEDROOM ONE: 15' 3" x 9' 0" (4.65m x 2.74m) Double glazed window to front, radiator.

BEDROOM TWO: 9' 8" x 9' 0" (2.95m x 2.74m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window to rear, radiator, pedestal wash hand basin, WC, bath with shower over, complementary wall tiling.

OUTSIDE: To the rear is a fully enclosed courtyard with pedestrian access gate to rear service lane, door to:

UTILITY ROOM: 7' 0" x 6' 0" (2.13m x 1.83m) Power and light, combination boiler, plumbing for washing machine.

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

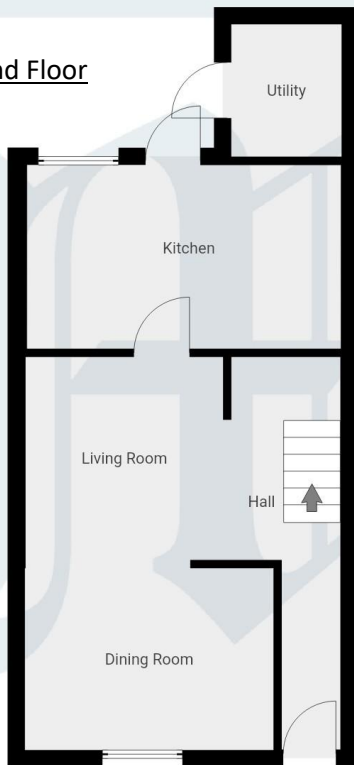
LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

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.

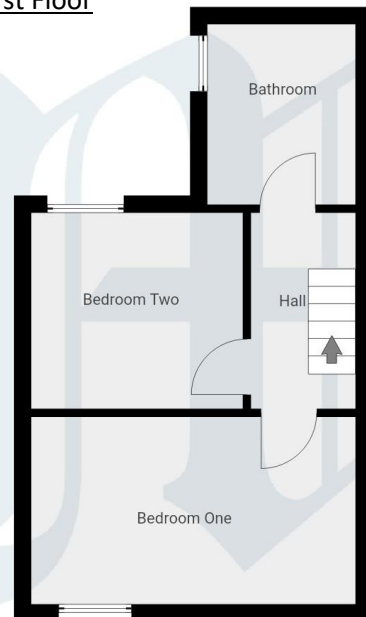
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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



First Floor



Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk