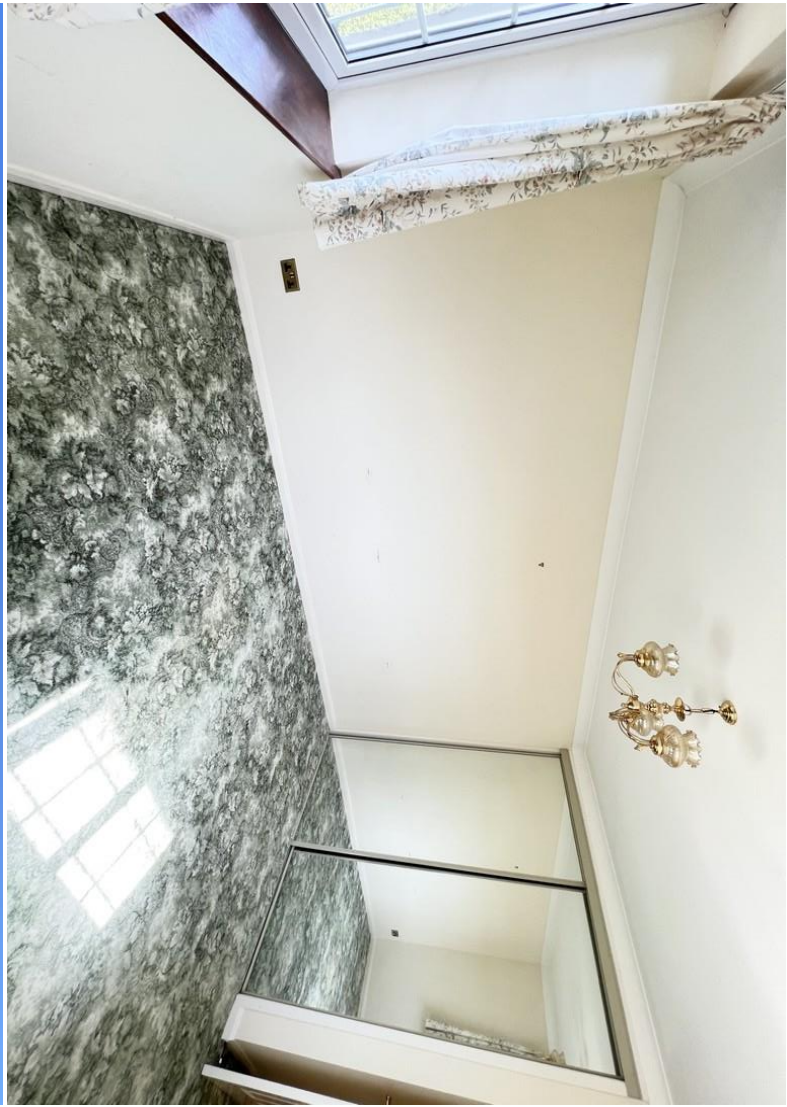




Pentreath
9 Tredarvah Drive
Penzance
TR18 4SU







PENTREATH, 9 TREDARVAH DRIVE, PENZANCE, TR18 4SU

GUIDE PRICE £735,000 - FREEHOLD

A rare opportunity to acquire a spacious four bedroom modern style detached family residence located at the top of a private road within the centre of Penzance.

*** FOUR BEDROOMS * LIVING ROOM * DINING ROOM * STUDY ***

*** KITCHEN / FAMILY ROOM * UTILITY ROOM ***

*** ENSUITE SHOWER ROOM TO MAIN BEDROOM * FAMILY BATHROOM ***

*** UPVC DOUBLE GLAZING * GAS CENTRAL HEATING * SET IN SECLUDED GARDENS ***

*** DOUBLE GARAGE * LARGE PARKING AND TURNING AREA * PRIME LOCATION ***

*** IDEAL FAMILY HOME * CONVENIENT FOR MOST AMENITIES ***

*** SOME UPDATING REQUIRED * EPC = C * VIEWING RECOMMENDED ***

The property has spacious accommodation over two floors which would make an ideal family home and although some updating is now required, viewing is highly recommended. A particularly attractive feature are the gardens which surround the property being laid to lawn with high hedging which gives a good degree of privacy. The property is approached over a tarmac drive with a turning area leading to an attached double garage to the side. Tredarvah Drive is one of the more sought after areas within Penzance and is centrally located for most amenities and within close proximity of the main town and the promenade. Due to the popularity of properties such as this we would highly recommend an early appointment to avoid disappointment.

ENTRANCE HALL: Under stairs storage cupboard, coving, radiator.

CLOAKROOM: White suite comprising low level w.c., vanity unit with wash hand basin and cupboards below.

LIVING ROOM: 24' 6" x 14' 5" (7.47m x 4.39m) Triple aspect room overlooking gardens, impressive moulded fireplace set of marble hearth with gas coal effect fire, tv point, coving, wall lights, two radiators, patio doors to garden. Multipaned glass doors to:

DINING ROOM: 13' 10" x 12' 0" (4.22m x 3.66m) UPVC double glazed window overlooking rear garden, coving, radiator.

STUDY: 12' 1" x 9' 10" (3.68m x 3m) UPVC double glazed window to the front, shelving, coving, radiator.

KITCHEN / FAMILY ROOM: 21' 4" x 14' 3" narrowing to 9' 8" (6.5m x 4.34m - 2.95m) Inset single drainer sink unit with cupboards below, extensive range of fitted wall and base units, ample work surfaces and power points, built in oven, four ring hob and extractor hood over, integrated dishwasher, fridge and freezer, UPVC double glazed window overlooking rear gardens, coving, radiator.

UTILITY ROOM: 9' 10" x 6' 4" (3m x 1.93m) Stainless steel single drainer sink unit with cupboards below, range of fitted wall and base units, plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed door to rear garden, courtesy door to garage.

FROM ENTRANCE HALL, TURNING STAIRCASE TO:

OPEN PLAN LANDING: Built in airing cupboard housing hot water cylinder, access to roof space.

MAIN BEDROOM: 14' 7" x 14' 4" (4.44m x 4.37m) Range of built in wardrobes, double aspect room, built in dressing table unit and drawers, UPVC double glazed windows, coving, radiator.

ENSUITE WET ROOM: Comprising wash hand basin, low level w.c., UPVC double glazed window, fully tiled walls, shower area, radiator.

BEDROOM TWO: 12' 4" x 9' 9" up to a range of built in wardrobes (3.76m x 2.97m) Double aspect room, wash hand basin, coving, radiator.

BEDROOM THREE: 12' 0" x 10' 7" up to range of built in wardrobes (3.66m x 3.23m) Double aspect room, UPVC double glazed window, coving, radiator.

BEDROOM FOUR: 11' 6" x 10' 0" up to range of built in wardrobes (3.51m x 3.05m) Double aspect room, coving, radiator.

FAMILY BATHROOM: Coloured suite comprising panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, fully tiled walls, coving, radiator.

OUTSIDE: The property stands in mainly lawned gardens with well stocked flower borders and mature hedging which creates a good degree of privacy, further side being which is laid to lawn. To the front there is a driveway and parking area leading to:

ATTACHED GARAGE: 21' 3" x 15' 2" (6.48m x 4.62m) Electric up and over door, built in cupboards, UPVC double glazed window, cold tap.

SERVICES: Mains water, electricity, gas and drainage.

COUNCIL TAX BAND: G

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

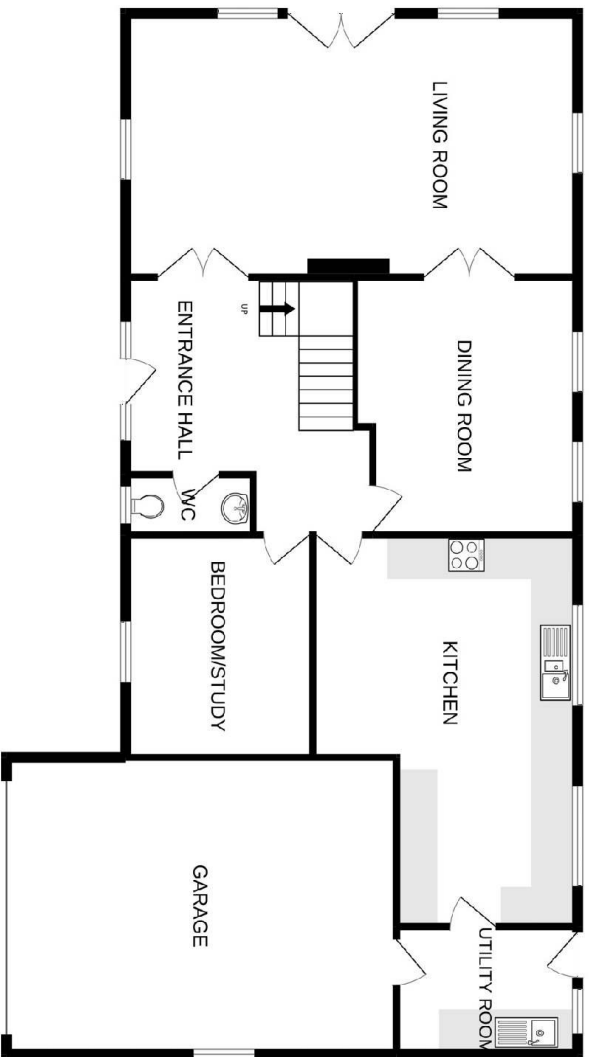
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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