



16 Toltuff Road, Penzance,
TR18 4PY









16 TOLTUFF ROAD, PENZANCE, TR18 4PY

GUIDE PRICE £300,000 - FREEHOLD

A semi detached three bedroom family home with front and rear gardens situated in the popular Alverton area of Penzance.

- * **THREE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE ***
- * **KITCHEN/DINING ROOM * UTILITY/STUDY * CONSERVATORY ***
- * **GROUND FLOOR CLOAKROOM * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * **GARDENS TO FRONT AND REAR * POPULAR LOCATION * NO ONWARD CHAIN ***
- * **EPC = D * COUNCIL TAX BAND = B ***
- * **157 LOCAL CONNECTION CLAUSE ***

A nicely presented semi detached family home situated in the popular Alverton location on the outskirts of Penzance, yet within walking distance of the local amenities and the junior school. The accommodation comprises of three bedrooms and shower room on the first floor, lounge with gas fire, kitchen/diner, study/utility room, cloakroom and conservatory on the ground floor. There is a garden to the front and enclosed corner gardens to the rear with aluminium green house and tool shed. The property is double glazed and gas central heated throughout. Would make an ideal family home and is offered for sale with no onward chain.

FRONT PORCH: Double glazed door into:

HALLWAY: Stairs rising, doors to:

LOUNGE: 14' 5" x 11' 0" (4.39m x 3.35m) Two double glazed windows to side, one to front, radiator, living flame gas fire to one wall.

KITCHEN/DINING ROOM: 14' 5" x 12' 0" (4.39m x 3.66m) Double glazed windows to front and rear, radiator, range of base and wall units with work surfaces and tiling over, one and half bowl stainless steel sink unit, plumbing for washing machine, gas cooker point, space for fridge and freezer, door to:

REAR HALLWAY: Understairs storage, further doors to:

STUDY/UTILITY: 8' 5" x 8' 0" (2.57m x 2.44m) Double glazed window to rear, wall mounted gas central heating boiler, rear lobby, doors leading to:

CLOAKROOM: WC and double glazed window to rear, tool store and double glazed door into:

CONSERVATORY: 9' 4" x 8' 0" (2.84m x 2.44m) Double glazed to three sides with double glazed glass roof and window to rear garden.

FIRST FLOOR LANDING: Window to rear, radiator, access to loft, storage into eave space, cupboard housing hot water tank.

BEDROOM ONE: 12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO: 11' 0" x 9' 2" (3.35m x 2.79m) Double glazed window to front and side, radiator built in wardrobe.

BEDROOM THREE: 9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to side, radiator, storage into eave space.

SHOWER ROOM: Double glazed window to rear, radiator, WC, pedestal wash hand basin, walk in fully tiled double shower cubicle.

OUTSIDE: To the front of the property there are gardens enclosed by wooden fencing and laid to patio with established shrubs and plant borders, pathway to side of the property, leads to the rear garden, fully enclosed with wooden fencing, shed and aluminium green house, laid to vegetables and flower beds with patio and lawned area.

SERVICES: Mains electricity, gas, drainage and water.

DIRECTIONS: From Penzance proceed in a westerly direction towards Alverton, upon passing the Pirate Public House, take the first left into Toltuff Road whereby the property can be found on your right hand side.

N.B: There is a 157 local connection clause on the property which states a buyer must have lived on worked in the local area for a minimum of 3 years.

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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