



26 Buccaneer Street
Penzance
TR18 2GD







26 BUCCANEER STREET, PENZANCE, TR18 2GD

GUIDE PRICE £350,000 - FREEHOLD

A beautifully presented and recently constructed three bedroom semi-detached house with parking, garage and gardens.

- * **THREE BEDROOMS (ONE ENSUITE) * FIRST FLOOR BATHROOM ***
- * **OPEN PLAN LIVING / KITCHEN * GROUND FLOOR CLOAKROOM ***
- * **ENCLOSED GARDENS WITH PATIO * GARAGE * PARKING ***
- * **POPULAR RESIDENTIAL LOCATION * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * **IDEAL FAMILY HOME * EPC = B * COUNCIL TAX BAND = C ***

A beautifully presented semi-detached recently constructed modern three bedroom house with gardens, garage and parking situated in a popular residential location on the outskirts of Penzance within close walking distance of the town centre, cricket and hockey clubs, leisure centre and local schools. The spacious and light accommodation comprises of an open plan lounge/kitchen and cloakroom on the ground floor, there are three bedrooms of which the main has an ensuite and a family bathroom on the first floor. To the front of the property there is a token garden and a fully enclosed garden laid to lawn to the rear with a patio area and approximately 20 meters away there is parking for one vehicle leading to the large garage. The property was constructed approximately 3 years ago and is offered for sale fully double glazed, gas centrally heated and would make an ideal family home. Viewing is highly recommended to fully appreciate this lovely home.

COMPOSITE DOUBLE GLAZED DOOR WITH GLAZED SIDE PANEL INTO:

HALLWAY: Radiator, stairs rising, built in cupboard, laminate wood flooring, understairs storage cupboard.

CLOAKROOM: Low level w.c., extractor fan, radiator, wash hand basin.

OPEN PLAN LIVING ROOM / KITCHEN: 26' 5" narrowing to 11' 0" x 16' 0" narrowing to 9' 0" (8.05m - 3.35m x 4.88m - 2.74m) Radiator, double glazed window and patio doors to rear, laminate wood flooring.

KITCHEN AREA: Range of base and wall mounted units with work surface over, radiator, one and a half bowl stainless steel sink unit, plumbing for washing machine and dishwasher, electric oven, gas hob with extractor hood over, wall mounted combination condensing boiler.

FIRST FLOOR LANDING: Access to the loft, radiator, cupboard with electric heater.

BEDROOM ONE: 12' 0" x 9' 2" (3.66m x 2.79m) Double glazed window to the rear, radiator. Door to:

ENSUITE: Extractor fan, shaver point, heated towel rail, wash hand basin, low level w.c., fully tiled shower cubicle.

BEDROOM TWO: 9' 9" x 9' 2" (2.97m x 2.79m) Double glazed window to the front, radiator.

BEDROOM THREE: 8' 5" x 6' 6" (2.57m x 1.98m) Double glazed window to the rear, radiator.

BATHROOM: Double glazed window to the front, radiator, extractor fan, shaver point, w.c., pedestal wash hand basin, bath with mixer shower over and glazed shower screen.

OUTSIDE: There is parking approximately 20 meters away from the property for one vehicle leading to:

GARAGE: 21' 0" x 10' 0" (6.4m x 3.05m) Up and over door.

To the front of the property there is a token garden laid to slate chippings with an outside light. A pathway to the side of the house leads to the rear garden which is fully enclosed by wooden fencing and is laid to lawn and patio adjacent to the rear of the property with an outside light.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONAL NOTE: From Penzance proceed towards Heamoor passing Penwith College on your right hand side taking the next left keeping St Clare Medical Centre on your left hand side. Proceed into Buccaneer Street whereby the property can be found on your right hand side.

N.B: There is an insurance contribution of £14 per annum for the garage which is in a nearby block.

AGENTS NOTE: The garage is held on a separate title from the main property.

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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