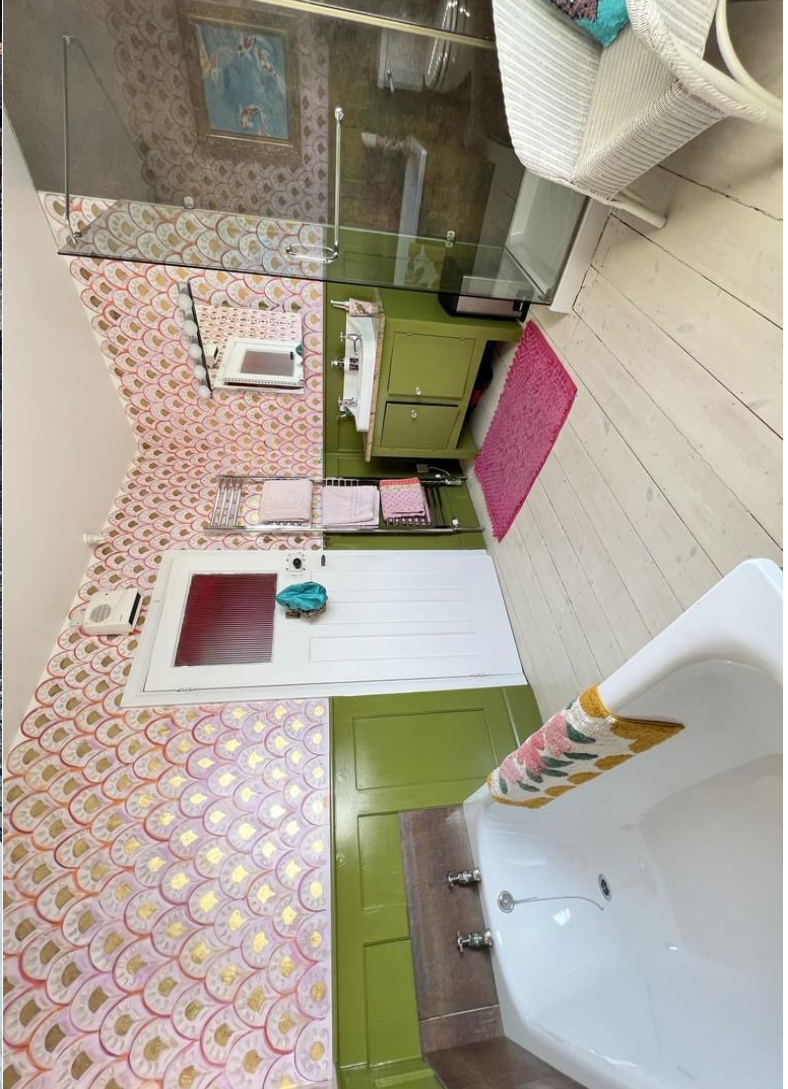




3 Polwithen Road
Penzance
TR18 4JS









3 POLWITHEN ROAD, PENZANCE, TR18 4JS

GUIDE PRICE £650,000 - FREEHOLD

Much sought after location for this extremely well presented four bedroom semi detached family home which has undergone modernisation and extension into the roof space enjoying lovely sea views over Mount's Bay.

- * FOUR BEDROOMS * LIVING ROOM * KITCHEN/FAMILY ROOM * UTILITY ROOM ***
- * COVERED TERRACE * GAS CENTRAL HEATING ***
- * LOVELY SEA VIEWS FROM THE TOP FLOOR ***
- * GOOD DECORATIVE ORDER THROUGHOUT * IDEAL FAMILY HOME ***
- * LARGE GARDENS TO REAR * OFF ROAD PARKING FOR ONE CAR TO THE FRONT ***
- * PRIME LOCATION * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = D * COUNCIL TAX = D ***

The property has spacious well proportioned living accommodation which really needs to be viewed internally to appreciate to the full. A particularly attractive feature are the west facing gardens to the rear which are laid to lawn along with two small workshops and access to natural garden to the end, within the garden there is also a covered terrace directly off the kitchen/family room. To the front of the property there is off road parking for one car. Polwithen Road is located in a sought after area of Penzance within close proximity of most amenities and we recommend an early appointment.

ENTRANCE VESTIBULE: Door to:

ENTRANCE HALL: Exposed pine floorboards, picture rail, understairs storage cupboard, radiator.

LIVING ROOM: 16' 3" x 11' 0" into square bay window(4.95m x 3.35m) Impressive marble fire place with log burner set on a slate hearth, shelved recess, sunken spotlights, TV point, picture rail.

KITCHEN/FAMILY ROOM: 22' 6" x 14' 2" (6.86m x 4.32m) Inset one and a half bowl sink with cupboards below, stone worksurfaces, integrated dishwasher, built in oven, five ring gas hob with extractor over, exposed pine floorboards, feature fireplace with tiled inset and log burner on a slate hearth, TV point, radiator, door to covered terrace with direct access to garden.

UTILITY ROOM: 8' 6" x 7' 2" (2.59m x 2.18m) Belfast sink with cupboards below, walk in pantry, door to garden, airing cupboard housing thermal water storage tank which is linked to gas boiler and log burner and also has the capability of being link to solar panels.

SEPARATE WC: Low level WC.

STAIRS FROM ENTRANCE HALL TO:

BEDROOM ONE: 13' 4" x 11' 4" maximum (4.06m x 3.45m) Built in cupboard, double glazing window overlooking rear garden, radiator. Door to:

EN SUITE SHOWER ROOM: Tiled shower cubicle with chrome fittings, wash hand basin, low level WC, feature tiled wall, towel rail.

BEDROOM TWO: 16' 3" x 11' 5" into square bay window (4.95m x 3.48m) With sea views to Mount's Bay, radiator.

BEDROOM THREE: 10' 6" x 9' 7" (3.2m x 2.92m) Double glazed window to front, radiator.

BATHROOM: White suite comprising panelled bath, vanity unit with wash hand basin and cupboard below, low level WC, hand painted wall paper, separate glazed shower cubicle and fittings, sea views, exposed floorboards, chrome towel rail.

STAIRS FROM LANDING TO:

BEDROOM FOUR: 19' 6" x 14' 4" (5.94m x 4.37m) Recently converted with lovely sea views over Mount's Bay, exposed A frames, eave storage cupboards, drawer units, walk in area ideal for en suite shower room (subject to any planning permissions), double glazed doors to balcony with chrome and glass railings, again having good sea views over Mount's Bay.

OUTSIDE: Long rear garden being made laid to lawn with mature shrubs which creates a good degree of privacy, garden shed, flower border.

WORKSHOP: 14' 1" x 10' 1" (4.29m x 3.07m) With power and light, drainage installed and tap outside.

SECOND WORKSHOP: 9' 7" x 9' 1" (2.92m x 2.77m) Power and light.

The top end of the garden has been left to nature with a tree house and garden swing. To the front of the property, there is a raised garden area, well stocked flower borders and off road parking for one car.

SERVICES: Mains water, electricity, gas and drainage.

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

