

**4a Polwithen Road,
Penzance, TR18 4JS**









4A POLWITHEN ROAD, PENZANCE, TR18 4JS

GUIDE PRICE £675,000 - FREEHOLD

A beautifully presented and much improved by the present vendors, spacious four bedroom detached home located in a prime residential street with further accommodation on the lower ground floor, suitable for a variety of uses subject to necessary permissions.

- * **BEAUTIFULLY PRESENTED * FOUR BEDROOMS * DINING ROOM * SUNROOM ***
- * **GROUND FLOOR CLOAKROOM * UPVC DOUBLE GLAZING * CENTRAL HEATING ***
- * **RANGE OF GROUND FLOOR ROOMS * ATTACHED GARAGE ***
- * **FURTHER OFF ROAD PARKING * ENCLOSED GARDENS TO FRONT AND REAR ***
- * **CONVENIENT LOCATION * EPC = TBC * COUNCIL TAX BAND = F ***

A beautifully presented much improved by the present vendors spacious four bedroom detached family home located in a prime residential area with further lower ground floor rooms ideal for a variety of uses subject to any necessary planning permissions. The accommodation comprises of the aforementioned four bedrooms and bathroom on the first floor. There is a 29ft kitchen/dining room, separate living room leading out to sunroom with cloakroom on the ground floor. Stairs descend from the main hallway into the auxiliary accommodation in ground floor, which comprises of two further bedrooms/studies, shower room and utility area. The property is approached over a driveway with parking for several vehicles leading to the attached garage. There are gardens to both the front and rear of the property. The house is double glazed and gas central heated throughout and due to the location and the highly adaptable accommodation an early viewing is highly recommended.

DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL: Built in cupboard, UPVC double glazed window to front, radiator, laminate wood flooring. Doors to:

LIVING ROOM: 19' 9" x 10' 9" (6.02m x 3.28m) UPVC double glazed window overlooking the front, two wall lights, television point, radiator, sliding doors to the:

SUNROOM: 14' 0" x 8' 0" (4.27m x 2.44m) Double glazed to two sides with glass roof overlooking the rear garden, sliding patio doors to the garden leading onto the raised decking area and laminated wooden flooring.

KITCHEN/DINER: 29' 3" x 7' 1" (8.92m x 2.16m) Laminated wood floor, double glazed windows to front and rear, range of base and wall units with worksurfaces and tiling over, gas cooker point with filter fan, plumbing for dishwasher/washing machine, radiator, wall mounted gas boiler, stainless steel sink unit overlooking the rear garden.

LOWER GROUND FLOOR

REAR HALLWAY: Understairs storage cupboard, radiator, double glazed window overlooking the sunroom, doors to the cloakroom, suite comprising of corner wash hand basin, low level WC, radiator, extractor fan.

STAIRS FROM REAR HALL TO:

FIRST FLOOR LANDING: Built in cupboard, access to roof space via pull down ladder with electric light, double glazed window to front.

BEDROOM ONE: 16' 0" x 10' 3" (4.88m x 3.12m) Built in wardrobe, UPVC double glazed window to front, television and telephone points, radiator.

BEDROOM TWO: 12' 5" x 9' 3" (3.78m x 2.82m) UPVC double glazed window to rear, built in wardrobes, radiator.

BEDROOM THREE: 11' 6" x 7' 9" (3.51m x 2.36m) Built in wardrobe, UPVC double glazing to rear, radiator.

BEDROOM FOUR: 8' 3" x 7' 10" (2.51m x 2.39m) UPVC double glazed window to front, built in wardrobe, radiator.

BATHROOM: Double glazed window to rear, inset spotlights, extractor fan, tiled floor, bath with mixer shower over, WC, pedestal wash hand basin, heated towel rail, fully tiled shower cubicle.

FROM THE GROUND FLOOR ENTRANCE HALL ACCESS DESCENDS TO:

AUXILIARY ACCOMODATION

INNER HALLWAY

GYM (COULD BE USED AS LIVING AREA): 16' 6" x 9' 10" narrowing to 7' 2" (5.03m x 3.00m - 2.18m) Double glazed windows to side, built in cupboard, television point, telephone point, radiator, opening to the:

UTILITY ROOM: 11' 0" x 4' 8" (3.35m x 1.42m) Stainless steel inset twin bowl sink unit with cupboards below, fitted wall base and wall units with worksurfaces and tiling over, power points, electric cooker point.

STUDY: 12' 2" x 7' 4" (3.71m x 2.24m) Double glazed window to rear, radiator.

SHOWER ROOM: White suite comprising of wash hand basin, low level WC, shower cubicle, UPVC double glazed window, electric towel rail, shaver point.

OUTSIDE: Double gates lead on to block driveway with parking for several vehicles leading to the:

GARAGE: 19' 0" x 7' 10" (5.79m x 2.39m) Electric door, storage above, work bench, power and light, cold tap and access to rear garden.

FRONT GARDEN: Laid to lawn with a large Magnolia tree and enclosed by block walling with side pathway leading to:

REAR GARDEN: Which is fully enclosed and laid to lawn with areas of decking sun terrace, storage cupboard and the aforementioned door to garage.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONS: From the green market in Penzance proceed in a westerly direction, turning right into Kings Road, left into Clements Road and right into Polwithen Road whereby the property can be found on your right handside.

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk