



Marshall's  
ESTATE AGENTS



30 Daniel Place  
Penzance  
TR18 4DU













**30 DANIEL PLACE, PENZANCE, TR18 4DU**

**GUIDE PRICE £250,000 - FREEHOLD**

A mid terraced three bedroom town house location in a popular residential street close to Penzance promenade.

- \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* GROUND FLOOR BATHROOM \***
- \* DOUBLE GLAZING \* CLOSE TO PROMENADE \* SOUGHT AFTER LOCATION \***
- \* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***
- \* EPC = E \* COUNCIL TAX BAND = B \***

A mid terraced granite town house situated in a residential street close to the promenade in Penzance. The accommodation comprises of three double bedrooms on the first floor, lounge separate dining room, kitchen and bathroom on the ground floor. There is an enclosed courtyard to the rear and the property is gas centrally heated throughout.

**WOODEN FRONT DOOR WITH SKYLIGHT INTO**

**OUTER HALL:** Half glazed door into:

**MAIN HALLWAY:** Stairs rising. Door to:

**LOUNGE:** 10' 0" x 9' 8" (3.05m x 2.95m) Double glazed window to the front with wood panelling, granite wall to one elevation, fireplace (not used) with cupboard to one side, wood panelling to dado level.

**DINING ROOM:** 11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window to the rear, storage under stairs, night storage heater, open fireplace to one wall with granite wall.

**KITCHEN:** 9' 10" x 6' 9" (3m x 2.06m) Double glazed window and wooden door to courtyard, range of base and wall mounted units with work surface and tiling over, single drainer stainless steel sink unit, electric cooker and hob. Door to:

**REAR LOBBY:** Window, cupboard housing hot water tank.

**BATHROOM:** Window, extractor fan, wall mounted fan heater, bath, w.c., pedestal wash hand basin.

**FIRST FLOOR LANDING:** Access to loft space.

**BEDROOM ONE:** 13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to the front, shelved recess, night storage heater, laminate wood flooring.

**BEDROOM TWO:** 11' 4" x 7' 4" (3.45m x 2.24m) Double glazed window to the rear, night storage heater, laminate wood flooring.

**BEDROOM THREE:** 10' 3" x 8' 0" (3.12m x 2.44m) Double glazed window to the rear, night storage heater, feature granite wall.



**OUTSIDE:** There is a fully enclosed courtyard to the rear with pedestrian access and outside tap.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:** From The Greenmarket in Penzance proceed in a westerly direction taking the first left into Morrab Road. Upon reaching the bottom of the road turn left into Daniel Place whereby the property can be found on your right hand side.

**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



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)