



6 Alma Place
Penzance
TR18 2BX







6 ALMA PLACE, PENZANCE, TR18 2BX

ASKING PRICE £295,000 - FREEHOLD

A two bedroom period terraced house situated in a traffic free location close to the town centre of Penzance.

- * TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE ***
- * KITCHEN / DINING ROOM * PRETTY COTTAGE STYLE GARDEN TO THE FRONT ***
- * COURTYARD TO THE REAR * SEA VIEWS FROM THE REAR ELEVATION ***
- * NO ONWARD CHAIN * GAS CENTRAL HEATING ***
- * DOUBLE GLAZING * EPC = D * COUNCIL TAX BAND = B ***

A nicely presented two bedroom terraced house situated in a traffic free location within the centre of Penzance and conveniently located for all its amenities. The accommodation comprises of lounge with separate dining room and kitchen on the ground floor with two double bedrooms and bathroom on the first floor, of which the second bedroom enjoys views towards St Michael's Mount. There is a pretty courtyard style cottage garden to the front of the property and a fully enclosed courtyard with a utility area to the rear. The house is double glazed and gas centrally heated throughout and is offered for sale with no onward chain and a viewing to fully appreciate this charming cottage is recommended.

WOODEN DOOR WITH GLAZED SKYLIGHT INTO

HALLWAY: Dado rail, radiator, stairs rising.

LOUNGE: 12' 8" x 11' 0" (3.86m x 3.35m) UPVC double glazed window to the front, radiator, solid wood floor, feature cast iron fireplace (not tested) to one wall, arched recess, coving. Door to:

DINING AREA: 11' 9" x 5' 6" (3.58m x 1.68m) Double glazed window to the rear with window seat under, shelved recess, radiator, storage cupboard under the stairs. Opening to:

KITCHEN: 8' 0" x 8' 0" (2.44m x 2.44m) Double glazed door and window to the rear, range of base and wall mounted units with work surface and tiling over, single drainer stainless steel sink unit, gas cooker point, space for fridge.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 15' 0" x 9' 7" (4.57m x 2.92m) UPVC double glazed window to the front, radiator, cupboard to one wall.

BEDROOM TWO: 10' 3" x 9' 7" (3.12m x 2.92m) Double glazed window to the rear with views of St Michael's Mount, radiator, shelved recess.

BATHROOM: 8' 4" x 8' 4" (2.54m x 2.54m) Frosted double glazed window to the rear, radiator, stripped wood floor, w.c., pedestal wash hand basin, bath with electric shower over, cupboard housing combination boiler.

OUTSIDE: The front of the property is approached over communal pathway with garden laid to patio with an area for bistro table and chairs, all bordered by established plants and shrubs. To the rear of the property there is a fully enclosed courtyard with outside tap and door to:

UTILITY / STORAGE SHED: 8' 0" x 6' 0" (2.44m x 1.83m) Power and plumbing for washing machine.

SERVICES: Mains water, gas, electricity and drainage.

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
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Lettings
01736 366778



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