



Marshall's
ESTATE AGENTS



2 St. Philip Street
Penzance
TR18 2DN







2 ST. PHILIP STREET, PENZANCE, TR18 2DN

GUIDE PRICE £225,000 - FREEHOLD

A beautifully presented traditional granite fronted two bedroom cottage with dressing room, conveniently situated for the town centre and all its amenities.

- * TWO BEDROOMS * LOUNGE / DINING ROOM * RECENTLY REFITTED KITCHEN ***
- * FIRST FLOOR BATHROOM * DRESSING ROOM * ATTIC SPACE ***
- * ENCLOSED REAR COURTYARD * STONE BUILT SHED * CONVENIENT POSITION ***
- * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING ***
- * EPC = D * COUNCIL TAX BAND = B * GOOD DECORATIVE ORDER THROUGHOUT ***

2 St Philip Street is a granite cottage offering good sized accommodation comprising of lounge/dining room and recently refitted kitchen on the ground floor. On the first floor there is a double bedroom, second bedroom with adjoining dressing room and a bathroom. On the second floor there is a large attic space with Velux window which could (subject to planning) be converted into another room. The property is double glazed and gas centrally heated throughout being located close to the town centre, waterfront and amenities.

DOUBLE GLAZED DOOR TO:

LIVING / DINING ROOM: 16' 6" x 13' 1" maximum (5.03m x 3.99m) Double glazed window to the front with cupboard under, stairs rising, storage cupboard under stairs, radiator, living flame effect electric fire, laminate flooring throughout. Door into:

KITCHEN / BREAKFAST ROOM: 13' 7" x 7' 6" (4.14m x 2.29m) Recently refitted with a range of base and wall mounted units with work surface and tiling over, electric oven, gas hob, filter fan, one and a half bowl ceramic sink unit, plumbing for washing machine, double glazed window and door to the rear, tiled flooring, radiator.

FIRST FLOOR LANDING: Doors to:

BATHROOM: 7' 9" x 6' 6" (2.36m x 1.98m) Double glazed window to the rear, w.c., pedestal wash hand basin, tiled bath with mains shower over, tiled splashback, shaver socket, heated towel rail.

BEDROOM ONE: 13' 5" x 8' 1" (4.09m x 2.46m) Radiator, two double glazed windows to the front.

DRESSING ROOM: 8' 2" x 7' 6" (2.49m x 2.29m) Velux window, radiator. Open square archway to:

BEDROOM TWO: 8' 0" x 6' 0" (2.44m x 1.83m) Double glazed window to the rear.

FROM BEDROOM ONE, ACCESS TO:

ATTIC SPACE: Velux window, power and light, radiator.

OUTSIDE: Fully enclosed courtyard area leading to:

BLOCK BUILT STORAGE SHED: Slate roof, sink, combination boiler.

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

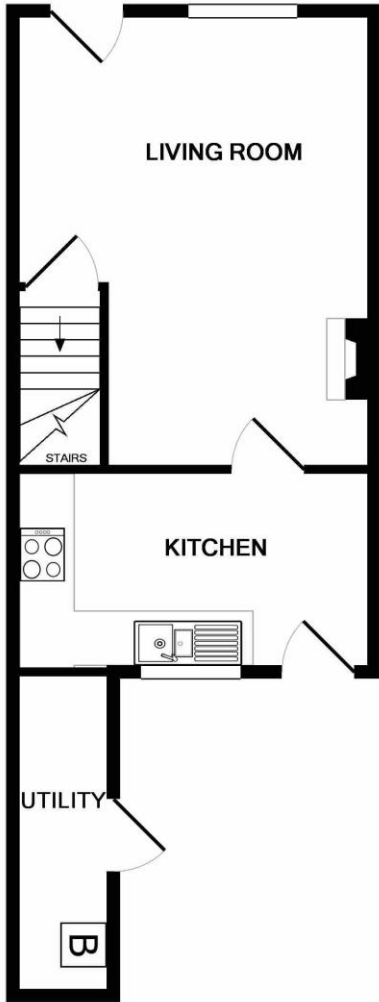
Camborne
01209 715672

Hayle
01736 756627

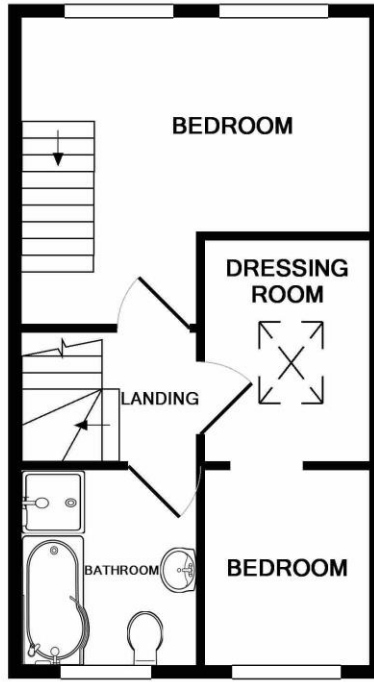
Lettings
01736 366778



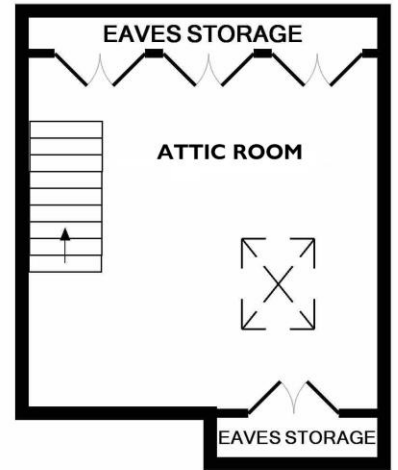
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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