



6 Harbour View Crescent, Penzance, TR18 2AZ







**6 HARBOUR VIEW CRESCENT, PENZANCE, TR18 2AZ**

**GUIDE PRICE £385,000 - FREEHOLD**

Three bedrooms semi detached house with front and rear gardens enjoying stunning views across Penzance Harbour and Mount's Bay.

- \* SPACIOUS FAMILY HOME \* THREE DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \***
- \* GLORIOUS SEA VIEWS \* FRONT AND REAR GARDEN \***
- \* POPULAR RESIDENTIAL LOCATION \* DOUBLE GLAZING \* GAS CENTRAL HEATING \***
- \* VIEWING RECOMMENDED \* EPC = E \* COUNCIL TAX BAND = D \***

A nicely presented 1930's family home situated in an elevated position above Penzance and enjoying stunning views across the harbour and Mount's Bay. The light and spacious accommodation comprises of three bedrooms and bathroom on the first floor. There is a good size lounge, separate dining room, kitchen and toilet on the ground floor. To the front and rear, there are established and sunny gardens, of which both enjoy the aforementioned views. The house is in good decorative order and has been well maintained. It is double glazed and gas central heated throughout and will make an ideal family home, as being within close proximity of the local schools.

Double glazed door into:

**ENTRANCE HALL:** Frosted window to front, radiator, understairs walk in cupboard, doors to:

**LOUNGE:** 14' 10" x 12' 0" (4.52m x 3.66m) Double glazed window to front, curved wall with glimpses of Mount's Bay with views across Penlee Point, gas fire with wooden surround, picture rail.

**DINING ROOM:** 11' 2" x 11' 11" (3.4m x 3.63m) Radiator, attractive fireplace with fire inset, picture rail, double glazed window to rear.

**KITCHEN:** 13' 7" x 8' 8" (4.14m x 2.64m) Two UPVC double glazed windows to side, modern fitted kitchen comprises of full range of cupboards with worktops over, sink and drainer with mixer tap, space for washing machine Rangemaster cooker, integrated fridge and microwave, half glazed door to rear porch with door to rear garden.

**CLOAKROOM:** WC, radiator, boiler, frosted window to rear.

**FIRST FLOOR HALLWAY:** Double glazed window to front with views across Mounts Bay and Penzance Harbour, radiator.

**BEDROOM ONE:** 13' 9" x 12' 0" (4.19m x 3.66m) Double glazed window to front with panoramic views towards Mount's Bay, Newlyn, Mousehole and St Michael's Mount, art deco curved detailing, picture rail.

**BEDROOM TWO:** 8' 6" x 8' 4" (2.59m x 2.54m) Double glazed window with views of the back garden, radiator.

**BEDROOM THREE:** 12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window with views of the garden to the rear, picture rail, radiator.

**BATHROOM:** Free standing bath with claw feet and shower head attachment, WC, large walk in shower cubicle, fully tiled pedestal sink, frosted double glazed window to side.

**OUTSIDE:** To the front, the garden is terrace with established shrub and plant borders, pathway to the side of the property with outside tap leads to the lovely rear garden which has a central pathway with areas laid to lawn to both sides of the path and established shrubs and plants borders with wooden shed. From the top of the garden, the property enjoys sea glimpses, there is potential for off street parking to the rear of the property, subject to necessary planning permissions. The house backs onto the green open space of Lescudjack Hill Fort, an English Heritage site.

**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  
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