



**16 St. Johns Terrace, Pendeen,  
Penzance, TR19 7DP**









**16 ST. JOHNS TERRACE, PENDEEN, PENZANCE, TR19 7DP**

**GUIDE PRICE £300,000 - FREEHOLD**

A detached three bedroom house in need of renovation, set within large gardens, with garage and workshop/studio, within the village of Pendeen.

- \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* KITCHEN \* GARAGE \***
- \* OFF STREET PARKING \* LARGE GARDENS \* STUDIO/WORKSHOP \***
- \* RENOVATION REQUIRED \* SEA VIEWS \* VILLAGE LOCATION \***
- \* EPC = F \* COUNCIL TAX BAND = D \* APPROXIMATELY 114 SQUARE METRES \***

A three bedroom detached granite house with garage and studio in need of total renovation, situated within the popular village of Pendeen. The property comprises of two reception rooms, kitchen and utility on the ground floor. There are three bedrooms, one of which has a shower room, and bathroom on the first floor. The property is set within large gardens, which at present are overgrown, but could be a real feature to the property, with granite garage, parking for several vehicles and attached to the garage there is a block built studio/workshop with en suite facilities. The house, as mentioned previously, is in need of total renovation throughout, however, an early viewing is fully recommended.

**UPVC DOUBLE GLAZED DOOR INTO:**

**PORCH:** 8' 5" x 6' 0" (2.57m x 1.83m) Glazed to three sides with polycarbonate roof, tiled floor, wall light, glazed door into:

**DINING ROOM:** 13' 9" x 14' 0" (4.19m x 4.27m) Night storage heater, double glazed bay window to front, beamed ceiling, stairs rising, fireplace to one wall with wood burner, doors to:

**KITCHEN:** 14' 0" x 13' 0" (4.27m x 3.96m) Double glazed window to rear, base and wall cupboards, cooker space, sink unit.

**REAR LOBBY:** Door to outside and tool store.

Further door from dining room into:

**LOUNGE:** 16' 4" x 12' 5" (4.98m x 3.78m) Double glazed windows to front and side and further double glazed door to the front garden, stairs rising, exposed granite walls and beamed ceiling, granite fire place to one wall (not in use), night storage heater.

**FIRST FLOOR LANDING:** Window to side.

**BEDROOM ONE:** 17' 0" x 9' 0" (5.18m x 2.74m) Double glazed windows to side and front.

**BEDROOM TWO:** 14' 0" x 11' 9" (4.27m x 3.58m) Double glazed window to front, night storage heater, cupboard housing hot water tank.

**BEDROOM THREE:** 12' 8" x 8' 8" (3.86m x 2.64m) Double glazed window to rear.

**SHOWER ROOM:** With WC, shower cubicle, wash hand basin.

**BATHROOM:** Window to rear, bath, WC, pedestal wash hand basin.

**OUTSIDE:** The property is approached over a pedestrian pathway with large gardens surrounding the property close by granite wall. There is a driveway with parking for several vehicles leading to the granite garage and further workshops/storages.

**GRANITE GARAGE:** 20' 0" x 8' 8" (6.1m x 2.64m)

**WORKSHOPS/STORAGES:** 21' 0" x 14' 0" (6.4m x 4.27m) Power and light, water, shower room with WC, pedestal wash hand basin and shower cubicle.

**AGENTS NOTE:** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**N.B:** Please note that any services, heating system and appliances have not been tested and no warranty can be given or implied to their working order.

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

**DIRECTIONS:** From Penzance proceed in a westerly direction towards the village of Pendeen, upon reaching the crossroads at the village, turn left towards St Just, upon reaching the village store, turn left into St Johns Terrace whereby the property can be found on the right hand side at the end of this terrace.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

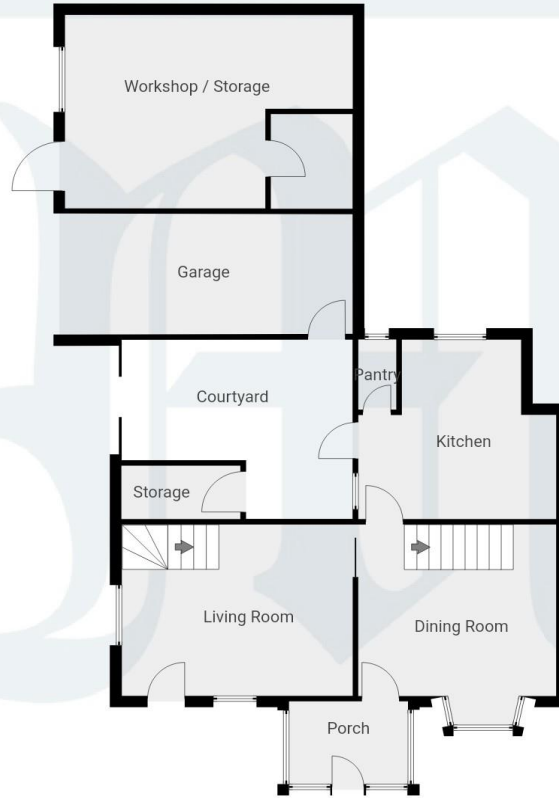
**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

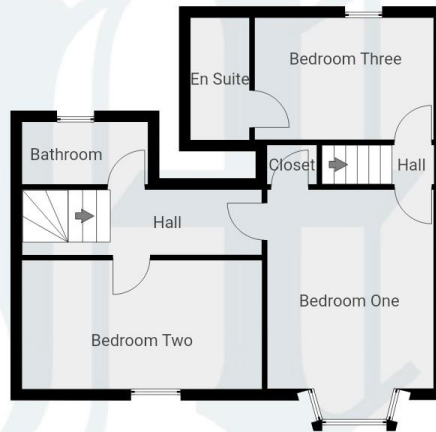
**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has 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.



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.



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**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)