



55 Mount Pleasant, Penzance,  
Cornwall, TR18 4QU

















**55 MOUNT PLEASANT, PENZANCE, CORNWALL, TR18 4QU**

**GUIDE PRICE £275,000 FREEHOLD**

An end of terrace three bedroom house with front and rear gardens, situated within the popular Alverton area on the outskirts of Penzance and offered for sale with no onward chain.

- \* THREE BEDROOMS \* FIRST FLOOR SHOWER ROOM \* OPEN PLAN LOUNGE/DINING ROOM \***
- \* CONSERVATORY \* KITCHEN \* UTILITY ROOM \* FRONT AND REAR GARDENS \***
- \* NO ONWARD CHAIN \* DOUBLE GLAZING \* POPULAR LOCATION \***
- \* EPC = F \* COUNCIL TAX BAND = B \* APPROXIMATELY 80 SQUARE METRES \***

An end of terrace three bedroom family home situated in the popular residential location of Alverton, close to most amenities. The accommodation comprises of open plan lounge/diner, conservatory, kitchen and utility room on the ground floor. There are three bedrooms and a shower room on the first floor, double glazing throughout, gardens to both the front and rear, of which the rear has an aluminium greenhouse and the property is offered for sale with no onward chain., making ideal family home.

UPVC sliding patio doors into:

**PORCH:** Further door and window into the:

**HALLWAY:** Stairs rising with storage under, night storage heater, door to:

**LOUNGE:** 16' 6" x 10' 0" (5.03m x 3.05m) Wall mounted electric heater, double glazed window to front fireplace to one wall (not used), lounge opens into the:

**DINING ROOM:** 10' 0" x 9' 0" (3.05m x 2.74m) Night storage heater, double glazed window to side, door to:

**CONSERVATORY:** 9' 0" x 8' 0" (2.74m x 2.44m) Glazed to three sides with polycarbonate roof, patio doors to rear garden.

**KITCHEN:** 8' 0" x 8' 0" (2.44m x 2.44m) Double glazed window to rear, one and half bowl sink unit, base and wall units with worksurfaces and tiling over, plumbing for washing machine, space for electric cooker with filter fan over, integrated dishwasher. Archway to the:

**UTILITY ROOM:** Base and wall units, worksurfaces and tiling over, space for fridge/freezer, UPVC double glazed door to rear.

**FIRST FLOOR LANDING:** Night storage heater, access to loft, doors to:

**BEDROOM ONE:** 13' 4" x 10' 0" (4.06m x 3.05m) Double glazed window to front, range of built in wardrobes to one wall.

**BEDROOM TWO:** 10' 6" x 8' 0" (3.20m x 2.44m) Double glazed window to rear, walk in wardrobe housing hot water tank.

**BEDROOM THREE:** 10' 0" x 6' 0" (3.05m x 1.83m) Double glazed window to front, built in wardrobe.

**SHOWER ROOM:** Two double glazed windows to rear, heated towel rail, WC, vanity wash hand basin, fully tiled shower cubicle, electric shower.

**OUTSIDE:** Pedestrian access to the front garden which is fully enclosed and laid to areas of patio with raised flower borders and barbeque area. The side garden has further patio which leads to the rear garden, again laid to areas of patio with raised flower beds, aluminium green house and pedestrian gate to rear.

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

**DIRECTIONS:** From Penzance proceed in a westerly direction towards Alverton, turning left into the Rope Walk, first right into Pine Road and then first right into Mount Pleasant, follow this road to the bottom passing the garages and then there is a small footpath on your left leading to the property.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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