



10 Kings Road,  
Penzance, TR18 4LG







**10 KINGS ROAD, PENZANCE, TR18 4LG**

**GUIDE PRICE £550,000 FREEHOLD**

A rare opportunity to acquire a well presented three bedroom detached family home located in one of the prime residential area of Penzance within close proximity of most amenities.

**\* THREE BEDROOMS \* FIRST FLOOR BATHROOM \* LIVING ROOM \* DINING ROOM \***

**\* KITCHEN \* PREPARATION AREA \* UTILITY ROOM \* CLOAKROOM \***

**\* RECENTLY INSTALLED DOUBLE GLAZED \* GAS CENTRAL HEATING \***

**\* SET IN LARGE SECLUDED GARDEN \***

**\* PARKING AREA LEADING TO DETACHED GARAGE TO THE REAR \***

**\* PRIME RESIDENTIAL AREA \* CLOSE TO LOCAL AMENITIES \* IDEAL FAMILY HOME \***

**\* EXCELLENT OPPORTUNITY \* VIEWING RECOMMENDED \***

**\* EPC = D \* COUNCIL TAX BAND = F \***

The property has spacious well proportioned living accommodation which would make an ideal family home and really needs to be viewed internally to appreciate to the full. A particularly attractive feature are the gardens to the front and rear which are well stocked with a variety of mature trees and shrubs creating a good degree of privacy. To the rear of the property there is a large parking area leading to a detached double garage accessed via a rear service lane. Kings Road is centrally located being one of the more popular areas of Penzance and we would highly recommend an early appointment.

**STAINED GLASS ENTRANCE DOOR TO**

**ENTRANCE HALL** Under stairs storage cupboard, radiator.

**LIVING ROOM** 16' 3" x 15' 8" (4.95m x 4.78m) Double glazed bay window overlooking front garden, tiled fireplace with pine surround and gas fire, picture rail, radiator.

**DINING ROOM** 14' 4" x 12' 0" (4.37m x 3.66m) Open fireplace with log burner set on slate hearth, double glazed windows overlooking rear garden, picture rail, radiator, serving hatch to kitchen.

**KITCHEN** 12' 10" x 10' 0" (3.91m x 3.05m) Range of built in wall and base units with work surfaces and power points, built in oven, four ring hob, built in larder with slate shelf, double glazed window, radiator. Opening to:

**PREPARATION AREA** 9' 10" x 6' 0" (3m x 1.83m) Stainless steel sink unit with cupboard below, fitted wall and base units, double glazed window.

**UTILITY ROOM** Plumbing for washing machine and dishwasher with work surface over, cupboard housing gas central heating boiler, radiator, double glazed window, door to garden.

**CLOAKROOM** White suite comprising low level w.c., wash hand basin, radiator.

**STAIRS FROM ENTRANCE HALL TO**

**FIRST FLOOR LANDING** Stained glass window, built in storage cupboard, radiator, access to roof space.

**BEDROOM ONE** 16' 3" x 12' 10" (4.95m x 3.91m) Double aspect room, picture rail, double glazed windows, radiator.

**BEDROOM TWO** 14' 2" x 12' 0" (4.32m x 3.66m) Double glazed window overlooking rear garden, radiator. Range of wardrobes to remain.

**BEDROOM THREE** 9' 8" x 8' 10" (2.95m x 2.69m) Double glazed window overlooking rear garden, picture rail, radiator.

**BATHROOM** White suite comprising panelled bath, vanity unit with wash hand basin and cupboards below, semi-circular shower cubicle with sliding glazed door, low level w.c., double glazed window, heated towel rail.

**OUTSIDE** Enclosed rear gardens being laid to lawn with well stocked borders and range of mature trees and shrubs which create a good degree of privacy. There is a paved patio area with central path leading to a large parking area giving access to:

**DETACHED GARAGE** 19' 0" x 17' 7" (5.79m x 5.36m) Electric operated door, power and light, double glazed window to the side, door to garden.

The front garden in laid to lawn with a range of flower borders with mature shrubs.

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

**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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