



40 Colinsey Road, Penzance,
Cornwall, TR18 3PA









40 COLINSEY ROAD, PENZANCE, CORNWALL, TR18 3PA

ASKING PRICE £160,000 FREEHOLD

A mid terrace, three bedroom family home, situated in a residential estate location on the outskirts of Penzance.

*** THREE BEDROOMS * LOUNGE * KITCHEN/BREAKFAST ROOM ***

*** GROUND FLOOR CLOAKROOM * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** FRONT AND REAR GARDENS * FAMILY HOME * RESIDENTIAL ESTATE LOCATION ***

*** EPC = F * COUNCIL TAX BAND = B * APPROXIMATELY 80 SQUARE METRES**

A mid terrace, three bedroom family home situated in a residential estate on the outskirts of Penzance. The accommodation comprises of three double bedrooms on the first floor, lounge, kitchen/breakfast room and bathroom on the ground floor. There are gardens to both the front and rear. The property is double glazed, gas centrally heated, and is offered for sale with no onward chain.

Double glazed door into:

HALLWAY: Stairs rising, radiator, door into:

LOUNGE: 15' 3" x 13' 9" (4.65m x 4.19m) Double glazed window to front, radiator, door to:

KITCHEN: 13' 0" x 9' 0" maximum (3.96m x 2.74m) Two double glazed windows to rear, base units to one wall, single drainer stainless steel sink unit, space for electric cooker, understairs storage cupboard, radiator, door to:

BATHROOM: Double glazed window to rear, pedestal wash hand basin, bath with electric shower over, radiator, cupboard housing combination boiler.

Door from Kitchen to:

REAR LOBBY: Further door to:

CLOAKROOM: With WC and window to rear.

Double glazed door to outside from rear lobby.

FIRST FLOOR LANDING: Access to loft, door to:

BEDROOM ONE: 14' 3" x 10' 6" (4.34m x 3.20m) UPVC double glazed window to front, radiator, door into walk in wardrobe with window to front.

BEDROOM TWO: 12' 2" x 10' 6" (3.71m x 3.20m) UPVC double glazed window with views over the valley, radiator.

BEDROOM THREE: 11' 5" x 9' 0" (3.48m x 2.74m) UPVC double glazed window to rear, radiator, walk in wardrobe.

OUTSIDE: Front garden is laid to lawn. The rear is a raised sun terrace, steps descending to rear garden, laid to lawn.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: From the roundabout at Heamoor, proceed in an easterly direction, upon reaching the next roundabout, take the turning into your right, then immediately right into Polmeere Road, first left into Colinsey Road whereby the property can be found on your left handside.

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

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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