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**Pendennis Road,
Penzance**

**£250,000
Freehold**





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Property Introduction

Offered for sale with no forward chain, this two bedroom semi-detached home offers well proportioned accommodation briefly comprising living room, ground floor cloakroom, kitchen/ diner and sun porch on the ground floor with two double bedrooms and the bathroom and WC situated upstairs.

The property has double glazing and is warmed via an air vent system. The property has gardens to both front and rear and at the front overlooks a pleasant green open space.

Location

Pendennis Road is very conveniently positioned on the north eastern side of town giving good access to local schools, the town and railway station. Penzance offers a comprehensive range of shops, commercial and leisure facilities including the lovely promenade and seafront and busy harbour area where there are sailing and canoe clubs.

There are beaches at Eastern Green and Long Rock which link Penzance to Marazion and St Michaels Mount. Penzance also enjoys a mainline rail link to London Paddington.

ACCOMMODATION COMPRISES

uPVC double glazed panel door to:-

ENTRANCE HALL

Understairs storage cupboard. Doors off to:-

LIVING ROOM 11' 8" x 11' 0" (3.55m x 3.35m)

uPVC double glazed widow to front elevation. Television point.

KITCHEN/DINER 16' 6" x 9' 4" (5.03m x 2.84m) maximum measurements

Fitted with a matching range of wooden wall and base cupboards with roll edge worksurfaces over incorporating a single drainer sink

unit with mixer tap over. Space and point for electric cooker, space and plumbing for washing machine, space for fridge/freezer. Two double glazed windows to rear. Complementary wall tiling and linoleum flooring. Door to:-

SUN PORCH 5' 11" x 5' 7" (1.80m x 1.70m)

Of uPVC double glazed construction with a polycarbonate roof. Door to rear garden. From entrance hall, stairs lead up to:-

FIRST FLOOR LANDING

Airing cupboard with slatted shelving housing immersion. Access hatch to loft storage space. Doors off to:-

BEDROOM ONE 16' 4" x 9' 8" (4.97m x 2.94m)

uPVC double glazed window to front. Built-in wardrobe with hanging rail and shelving.

BEDROOM TWO 11' 7" x 7' 10" (3.53m x 2.39m) plus door recess

uPVC double glazed window gaining open countryside views.

BATHROOM

Fitted with an ivory coloured suite comprising panelled bath, pedestal wash hand basin and independent shower cubicle housing a 'Triton' electric shower unit. Complementary wall tiling. Obscure uPVC double glazed window to rear.

WC

Fitted with a low level WC. Obscure double glazed window to rear.

OUTSIDE FRONT

To the front of the property there is a pretty enclosed courtyard style garden with planted border.

REAR GARDEN

To the rear of the property the garden offers a raised patio. The rear garden has been gravelled for ease of maintenance, there is a garden shed and a rear access pedestrian gate.

AGENT'S NOTE

The Council Tax Band for the property is band 'B'

DIRECTIONS

From the top of Causewayhead turn right into Taroveor Road and then left into Tolver Road which leads into Tolver Place off which you turn right into Empress Avenue. Follow the road around to the left onto Barwis Hill. At the top turn right following the road around a left hand bend and at the junction go straight across into Castle Road which leads in turn to Pendennis Road. No 17 will be seen on the brow of the hill situated in front of the 'green'. If using What3words:- heave.massaging.refutes

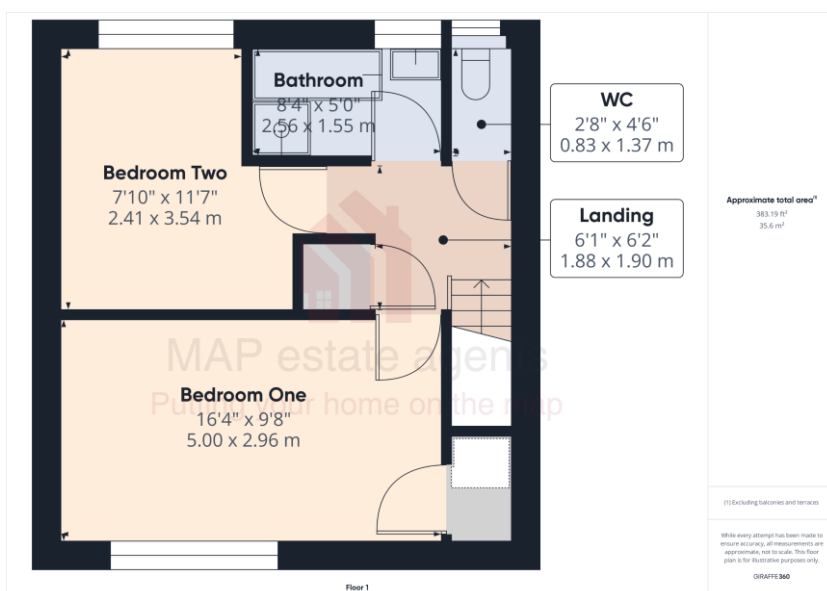
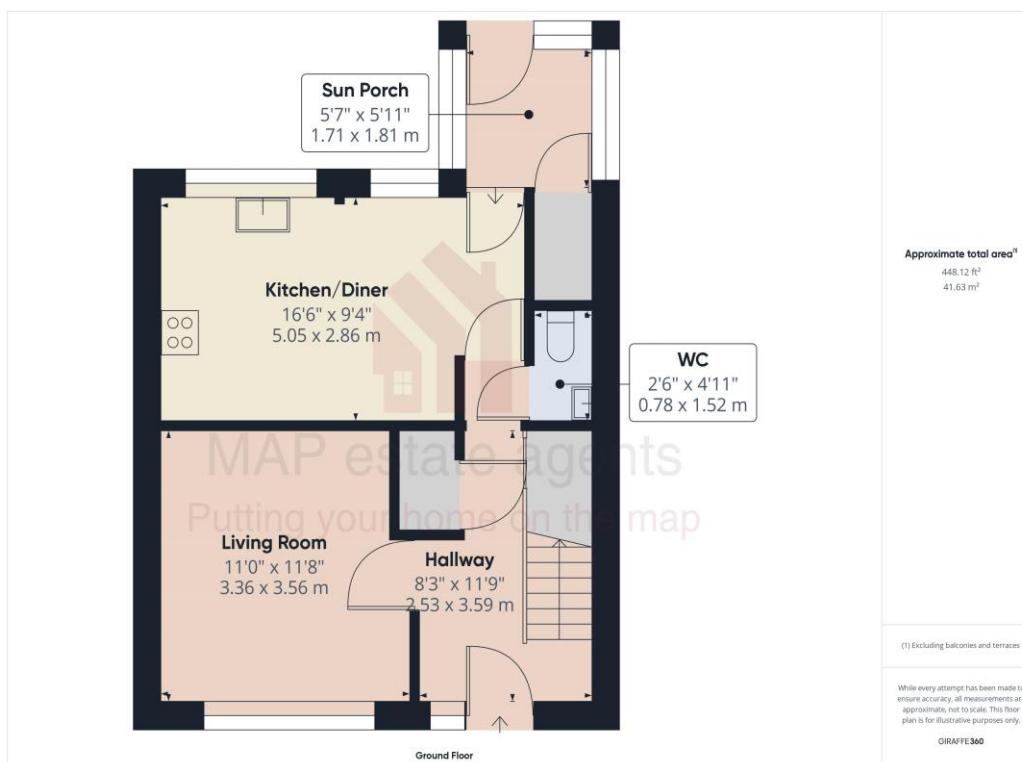


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		62
(39-54)		
E		
(21-38)		
F	25	
(1-20)		
Not energy efficient - higher running costs		
G		
England & Wales		
		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Two double bedrooms
- Generous kitchen/diner
- First floor bathroom
- Bath and shower combination
- Countryside views
- Double glazing
- Close to town amenities
- Front and rear gardens
- Offered for sale with no chain
- Good first time buy



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