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**Lower Peverell Road,
Penzance**

**£250,000
Freehold**





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Property Introduction

This family home is situated on the outskirts of Penzance town in a popular residential area.

The property boasts two reception rooms and a fitted kitchen on the ground floor with three bedrooms and the family bathroom located upstairs. To the rear of the property there is also a utility room, storage shed and cloakroom.

Off road parking will be found to the front of the property and to the rear there is an enclosed decked garden, ideal for entertaining.

The property is double glazed and has gas central heating.

Location

Penzance is a vibrant town and the largest in West Cornwall and a popular tourist resort because of its lovely promenade and fantastic sea views into Mount's Bay. Along with many independent shops Penzance has a train and bus station.

There are lovely rural walks to enjoy nearby and the beaches of Longrock and Marazion are less than two miles away.

ACCOMMODATION COMPRISES

Glazed panel front door to:

ENTRANCE HALL 8' 2" x 2' 11" (2.49m x 0.89m)

Stairs rising to first floor. Cloaks hanging space. Laminate flooring. Radiator. Smoke alarm. Doors to:

LIVING ROOM 12' 5" x 11' 10" (3.78m x 3.60m)

Feature fireplace housing gas living flame fire with wooden mantel and surround. Double glazed window to front. Television point. Telephone point. Radiator. Shelved alcove.

KITCHEN 10' 11" x 7' 3" (3.32m x 2.21m)

Fitted with a matching range of wood effect wall and base cupboards with hi-gloss roll edge worksurfaces over. Stainless steel single drainer sink unit with mixer tap over. Space for cooker. Double glazed window to side. Tiled flooring. Cupboard housing gas combination boiler. Larder cupboard. Complementary wall tiling. Door to:

DINING ROOM

Double glazed window to rear. Radiator. Laminate flooring.

From Kitchen, door to covered porchway with storage cupboard and doors to:

UTILITY ROOM 7' 8" x 5' 8" (2.34m x 1.73m)

Space and plumbing for washing machine. Space for fridge/freezer.

GROUND FLOOR CLOAKROOM

WC. Obscure double glazed window to rear.

From entrance hall stairs to:

LANDING

Access to loft which has potential for conversion subject to the necessary planning permission being sought and obtained. Radiator. Doors to:

BEDROOM ONE 12' 4" x 9' 6" (3.76m x 2.89m)

Double glazed window to rear. Laminate flooring. Built in cupboard. Radiator.

BEDROOM TWO 12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to front. Radiator. Built in cupboard.

BEDROOM THREE 8' 7" x 8' 6" (2.61m x 2.59m)

Double glazed windows to front and side. Radiator.

SHOWER ROOM

Independent glazed screen shower cubicle. Fitted with a white suite comprising close coupled WC and wash hand basin inset to vanity unit. Heated towel rail. Obscure double glazed window to rear.

OUTSIDE

FRONT - Off road parking space and a lawned garden with flower borders.

SIDE - Pathway leads to the rear garden.

REAR - Decked for ease of maintenance providing a lovely space to enjoy the sunny aspect that the garden boasts. At the rear of the deck there is a useful storage shed.

SERVICES

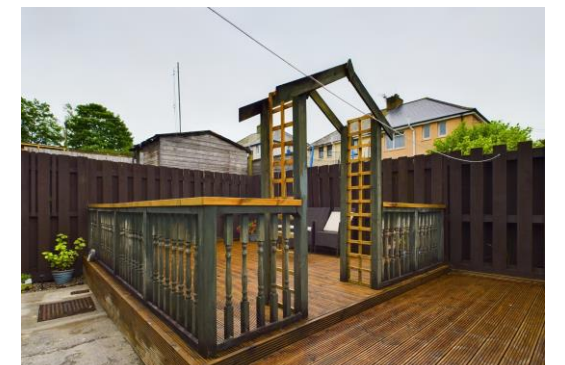
Mains water, electricity, drainage and gas.

COUNCIL TAX

Band B.

DIRECTIONS

From 'Tesco's' roundabout proceeding westerly on the A30, take the first turn off the next roundabout signposted to Treneere and take the next left turn on to Polmeere Road. Take the second right turn into Lower Peverell Road where the property will be found on the right hand side. If using WHAT3WORDS broke.pity.extent.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Three bedrooms
- Two reception rooms
- Off- road parking
- Close to amenities
- Double glazing
- Gas central heating
- Ground floor cloakroom
- Utility room
- Ideal family home
- Enclosed decked garden with south westerly aspect



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