

Approx Gross Internal Area  
70 sq m / 753 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft

First Floor  
Approx 35 sq m / 374 sq ft



Penzance

£235,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk

22 Coombe Road  
Penzance  
TR18 3NR

£235,000

## KEY FEATURES

- Freehold Semi Detached House
- Popular Estate of Similar Houses
- Gardens Front & Rear
- Well Proportioned
- Gas Central Heating
- EPC - D

## DIRECTIONS

Start at our Penzance office and turn left onto Alverton Street. Proceed to the main junction and turn right onto Penalverne Drive. At the next junction, make another right onto St Clare Street. Then, turn left onto Taroveor Road, taking the very next left turn onto Tolver Road. Follow this road as it becomes Coombe Road, and you will find number 22 on your right, shortly before reaching the roundabout.



*Situated in the center of the popular Treneer Estate, a well-established residential area in Penzance, stands this well proportioned semi-detached house. Surrounded by similar properties, this delightful home offers a fantastic opportunity for its next owner to move straight in and infuse their personal style.*

*Step inside to an entrance hall, leading to a comfortable lounge and onto the practical kitchen. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom.*

*Outside, the property benefits from a lawned front garden, enhancing its curb appeal, while the rear boasts a private, paved garden – ideal for low-maintenance outdoor enjoyment or alfresco dining. This house has been cared for and is presented in good condition, offering a true blank canvas.*

*Convenience is key here. Enjoy the ease of access to all mains services, gas central heating, and double glazing, ensuring year-round comfort. The Treneer Estate itself is highly popular, known for its friendly community feel and excellent local amenities. You'll find schools and shops just a short stroll away, and direct access to the A30 means effortless connections to the wider region. Beyond the estate, the vibrant market town of Penzance beckons with its eclectic mix of independent shops, rich architectural heritage, stunning promenade, and a diverse range of leisure and cultural activities.*

