

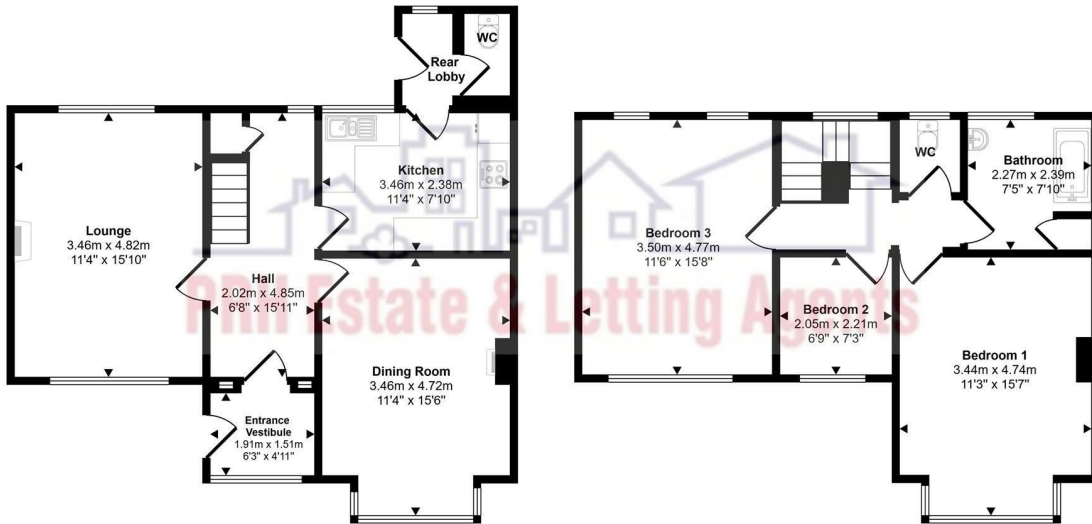


Penzance

£400,000



Approx Gross Internal Area  
111 sq m / 1200 sq ft



Ground Floor  
Approx 59 sq m / 638 sq ft

First Floor  
Approx 52 sq m / 561 sq ft



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



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27 Pendarves Road  
Penzance  
TR18 2AJ

£400,000

## KEY FEATURES

- Freehold Semi Detached House
- Bright & Spacious
- Parking & Garage
- Close to Amenities
- Mature Enclosed Garden
- EPC Commissioned
- Night Storage Heating

## DIRECTIONS

From our Penzance Office proceed to the top of Causewahead. Turn right onto Taroveor Road and left onto Tolver Road. Continue passing the church on your left. Pendarves Road is on the left and the property is located 3/4 up on the right hand side.



*A Bright Welcome on Pendarves Road!  
Step into this spacious semi-detached house, situated on Pendarves Road in Penzance. Flooded with natural light, this welcoming home offers a fantastic opportunity for its next family to create cherished memories. Its prime location puts you within easy reach of Penzance town centre, and both the bus and train stations are just a short distance away – perfect for convenient living.*

*The ground floor features a comfortable lounge, a separate dining room, a kitchen and a WC, offering distinct yet connected living spaces. Upstairs, you'll find three bedrooms and a family bathroom.*

*Outside, the property boasts a neat "token" garden at the front, adding to its curb appeal. To the side, a private drive leads to a convenient garage, providing valuable off-road parking and storage. The rear of the house reveals a delightful enclosed and mature garden, a perfect spot for outdoor enjoyment, relaxation, or perhaps a green-fingered project.*

*Offered for sale chain free, this home truly is a blank canvas, ready for you to add your personal touch and transform it into your dream family haven.*

### Key Information:

*Tenure: Freehold - Located within a designated conservation area - Services: Mains electricity, water, and drainage are all connected - Heating: The property benefits from night storage heating -*

*Internet: While currently not connected, Ofcom indicates that ultrafast broadband is available at this property, offering excellent connectivity potential - Mobile Coverage: Ofcom suggests that mobile coverage is likely available across most networks in this area.*

*This is a wonderful opportunity to secure a versatile and bright home in a highly convenient Penzance location.*

