



WHITLOCKS
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3 Lescudjack Crescent , Penzance, TR18 3AG

CHAIN FREE A fabulous opportunity to purchase this detached two bedroomed property set on a well proportioned plot. The property enjoys panoramic views over Mounts Bay which can be thoroughly enjoyed from the balcony/terrace and also from the living room. Internally the property consists of living room (sitting & dining areas), kitchen, shower room, utility and two bedrooms. Externally, the property has lawned gardens to both front and rear, driveway (with parking) and a garage. Please call to arrange your viewing.

Guide price £630,000

3 Lescudjack Crescent , Penzance, TR18 3AG



- Detached two bedroom property
- Balcony/terrace
- Spectacular panoramic views
- Garage
- Gardens to front and rear
- Driveway

LOCATION

The property is located in a stunning position close to the centre of Penzance. Penzance is the major town in Penwith and offers a comprehensive range of educational (college, primary and secondary schools), leisure and commercial facilities. The town also has good transport links including a mainline rail link to London Paddington. The town itself is home to some beautiful attractions/features such as the promenade, Jubilee Pool and Morrab Gardens. The surrounding area also offers stunning coastline and beaches.

The accommodation:

With approximate dimensions:

UPVC door to:

ENTRANCE VESTIBULE

Wooden obscured glazed door to:

HALLWAY

Storage cupboard housing water cylinder and access hatch to loft. Further storage cupboard. Night storage heater. Doors off to:

LIVING ROOM

Split into two distinct areas:

Sitting Area: 15'11" x 11'3"

UPVC double glazed window to front with spectacular views over Mounts Bay. UPVC double glazed window to side. Night storage heater. Fireplace (not checked if in use). Recessed area to side of fireplace with shelving.

Dining Area: 10'10" x 8'3"

UPVC double glazed window to side. Night storage heater. Door to kitchen.

SHOWER ROOM

8'9" x 5'10" (2.67m x 1.78m)

White suite comprising shower cubicle, WC and pedestal wash basin. Towel rail. UPVC obscured double glazed window to rear. Part-tiled walls. Wall mounted electric heater.

BEDROOM ONE

14'5" to face of wardrobe x 10'11" (4.39m to face of wardrobe x 3.33m)

Night storage heater. UPVC double glazed window to front. Built-in wardrobes.

BEDROOM TWO

11'10" (max) x 9'5" (3.61m (max) x 2.87m)

UPVC double glazed window to rear. Night storage heater. Built-in wardrobes.

KITCHEN

9'11" x 8'9" (3.02m x 2.67m)

UPVC double glazed window to rear. Kitchen comprises a range of units with work surface area over. Inset stainless steel single drainer sink unit. Space for appliances. Tiled splashback. Storage cupboards. Door to:

REAR HALLWAY

UPVC glazed door to rear. Doorway to:

UTILITY

4'6" x 4'3" (1.37m x 1.30m)

Counter top with space below for appliances. Wall mounted yellow corner sink. Part-tiled walls. UPVC obscured double glazed window to rear.

OUTSIDE

The property is approached off a driveway which provides parking for

approximately three cars as well as the garage.

There are lawned gardens to both front and rear.

At the front, steps rise to the balcony/terrace from which you can enjoy panoramic views over Mounts Bay. This also leads to the front door. There is covered storage underneath the balcony.

To the side of the property a UPVC door provides access to the cellar/storage which houses the electrical consumer unit and meter.

To the rear of the property there is a UPVC door to storage cupboard.

GARAGE: 16'10" max x 12'6" max

GENERAL INFORMATION

SERVICES: Mains Electric, Water, Drainage.

TENURE: Freehold

COUNCIL TAX: Band E

LOCAL AUTHORITY: Cornwall Council

VIEWING: By appointment with Whitlocks



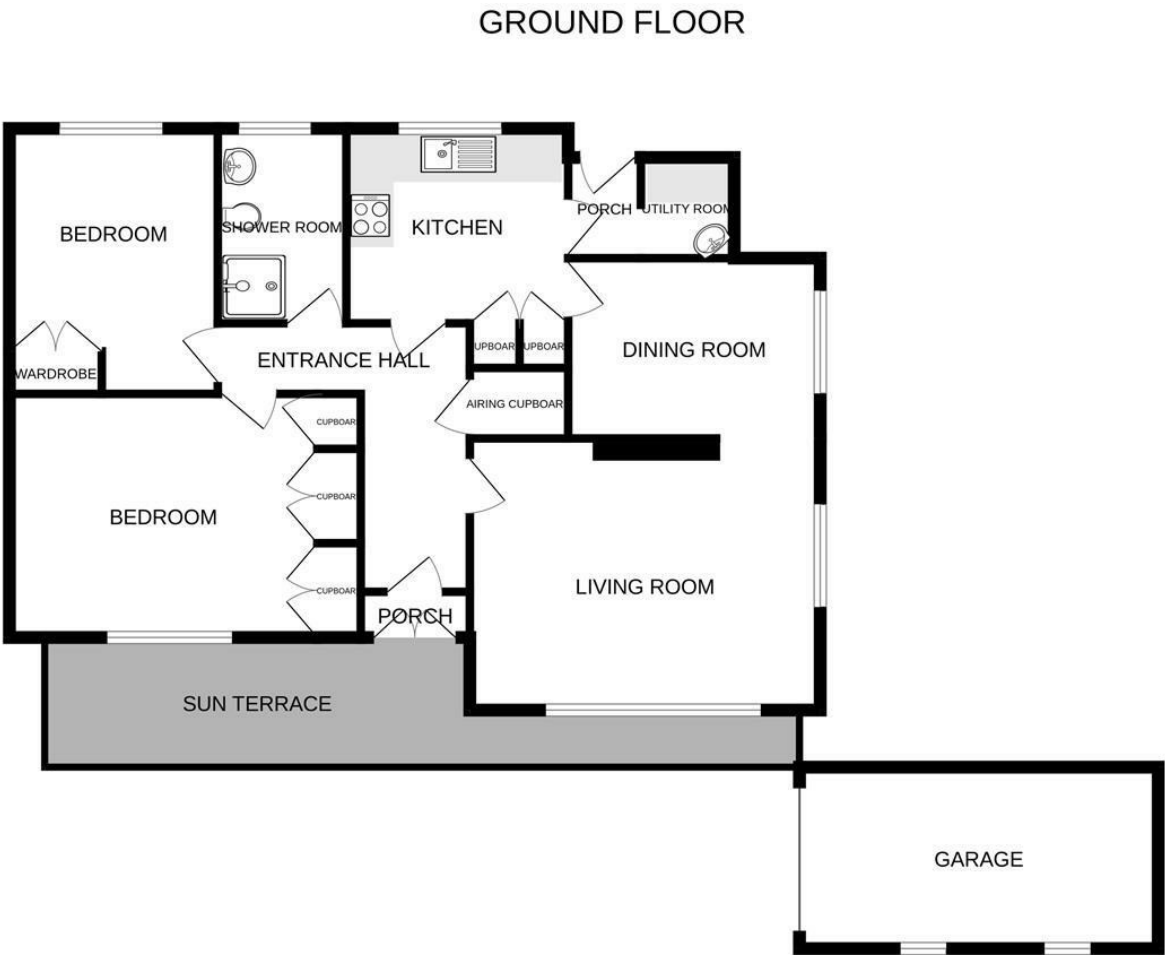
Directions

Entering Penzance by car along Chyandour Cliff turn right into Britons Hill. After approximately 100 yards turn right into Lescudjack Crescent. The property will be found at the end of the road.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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