



£220,000

St James Street, Penzance TR18 2BT

Terraced House | 2 Bedrooms | 1 Bathroom

07751 768888 or 01736

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Step Inside

Key Features

- STYLISH REVERSE LEVEL TOWN HOUSE
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- VAULTED CEILING WITH VELUX & EXPOSED BEAMS
- JULIET BALCONY
- 2 DOUBLE BEDROOMS
- OFFICE/STUDY
- GAS CENTRAL HEATING
- EASY ACCESS TO TOWN (NO OUTSIDE SPACE)

Property Description

Stylish reverse level 2 double bedroom Town House. Spacious open plan Living Room, Kitchen, Dining Room that has a fabulous beamed and vaulted ceiling with Velux windows. Double glazed doors to a Juliet balcony. Good-sized family bathroom. Office/Study/Storage space. Gas central heating and double glazing.

Main Particulars

Stylish reverse level 2 double bedroom Town House. Feature spacious open plan Living Room, Kitchen, Dining Room that has a fabulous beamed and vaulted ceiling with Velux windows. Double glazed doors to a Juliet balcony. Good-sized family bathroom. Office/Study/Storage space. Gas central heating and double glazing.

Attractive wood front door, with inset glazed panel and borrow light over, opens into

Entrance Hall:

High ceiling with downlighters. Smoke detector. Radiator. Carpet.

Door to inner hallway and doors to

Master Bedroom 1 3.9m x 3.1m (12'7" x 10'1")

Wood double glazed sash window with slate window cill. High ceilings. Radiator. Carpet.

Bedroom 2 3.9m x 2.4m (12'7" x 7'8")

Wood double glazed sash window with slate window cill. Radiator. Carpet.

Inner Hallway

Doors to

Bathroom 2.0m x 1.94m (6'5" x 6'3")

Opaque borrowed light. White suite comprising bath with mains drench shower head, handheld attachment, glass shower screen and tiled surround. Pedestal wash hand basin. Low level w.c. Large mirror. Extractor fan. Stainless steel towel warmer radiator. Vinyl floor.

Office/Study 3.0m x 1.93m (9'8" x 6'3")

Opaque borrowed light to stairs. Consumer unit. Smoke detector. Radiator. Carpet

In the inner hallway stairs with Roomstat, inset lights and carpet, to

First Floor

Open Plan Living Room, Kitchen & Dining Room 6.8m x 6.0m (22'3" x 19'6")

Open vaulted ceiling with 2 large Velux windows, exposed beams, and spotlights. Inset floor lights. Two wood double glazed windows with slate cills. Wood double glazed doors to the Juliet balcony. Laminate floor. 2 Large Radiators.

Kitchen Area

Range of matching cream gloss base and eye level units. Stainless steel sink, drainer and stainless steel splashback. Cupboard housing 'Glow-Warm' gas boiler with useful storage. Space for large fridge/freezer. Space and plumbing for washing machine. Extractor. Island unit with ceramic hob, electric oven, and extractor hood over and breakfast bar seating area.

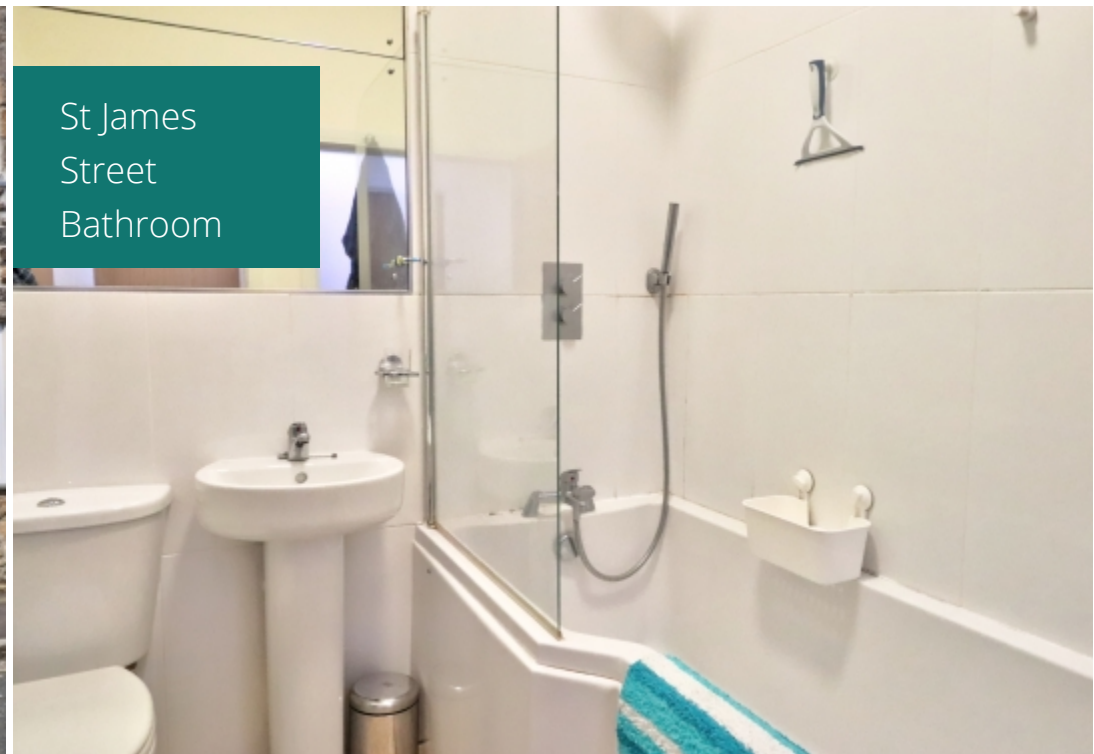
AGENTS NOTE - The property is currently tenanted. Most images used for marketing - except for the exterior shots - were taken prior to the tenant moving in.

Services: Mains electric, gas, and drainage. Water Meter Council Tax Band: B

St James
Street



St James
Street
Bathroom

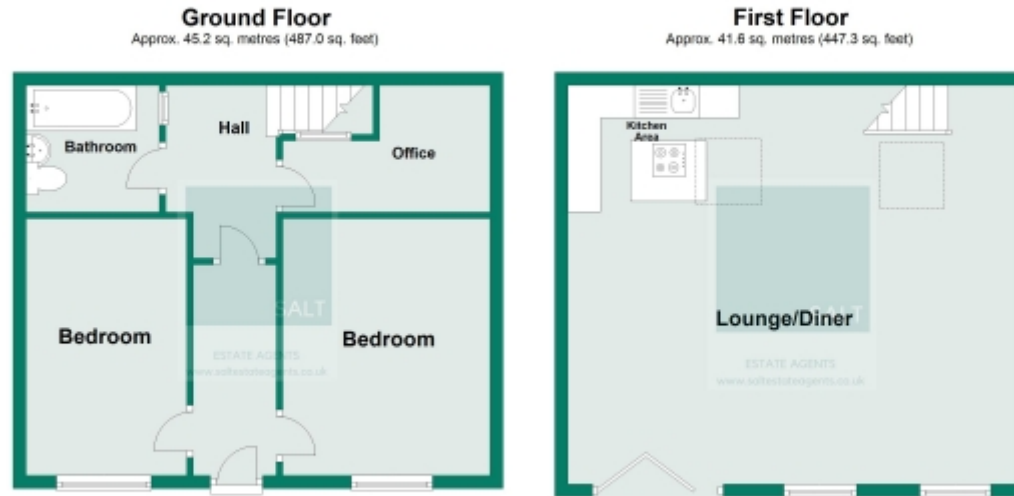


St James St
Ceiling Detail



Kitchen St
James Street





Total area: approx. 86.8 sq. metres (934.3 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12823150 Registered Office: , Cornwall

Energy performance certificate (EPC) from an energy certificate solution

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | | | |
| 81-91 | | | ← |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 13-38 | | | |

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