



£460,000 Guide Price

Regent Terrace Penzance

Terraced House | 2 Bedrooms | 2 Bathrooms

07751 768888 or 01736

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Step Inside

Key Features

- HANSMOME DOUBLE FRONTED PERIOD COTTAGE
- A SUCCESSFULR HOLIDAY LET OR IDEAL FAMILY HOME
- VIEWING VERY HIGHLY RECOMMENDED
- NO ONWARD CHAIN
- FABULOUS PRIVATE LOCATION
- 2 MINUTES FROM PENZANCE PROM AND LIDO
- 2 SPACIOUS DOUBLE BEDROOMS
- ADAPTABLE SUN ROOM/OFFICE OR POSSIBLE 3RD BEDROOM
- LARGE FAMILY BATHROOM AND DOWNSTAIRS WC/WETROOM
- PRETTY LIVING ROOM WITH ATTRACTIVE FIREPLACE
- DINING ROOM AND STYLISH KITCHEN
- GOOD SIZED MATURE PRIVATE GARDEN & PATIO
- 2 PARKING SPACES
- COUNCIL TAX BAND B
- EPC RATING D FREEHOLD

Main Particulars

This charming double-fronted granite cottage is set in a fabulous private tucked away location, a quiet calm oasis just moments from Penzance seafront, promenade, and Lido.

The stylish and beautifully presented accommodation includes on the ground floor an entrance porch, living room, dining room, kitchen, and adaptable sunroom/office or possible 3rd bedroom and a WC/wetroom. On the first floor there are two spacious double bedrooms and a large family bathroom.

With an enclosed spacious mature private garden, a large paved patio, and two good-sized parking spaces – the cottage really does need to be seen to appreciate all it has to offer.

Currently let as a successful holiday home Regents Cottage will be sold with no ongoing chain.

All furniture and contents can be purchased by separate negotiation.

ACCOMMODATION

From the parking spaces on Regents Terrace there is a personnel gate into the delightful mature long garden and a path takes you to steps down to the paved patio area to the front of the cottage.

ENTRANCE PORCH

A great entrance to the cottage with plenty of room for coats and boots. Windows to either side, a pitched roof and a lovely slate tiled floor. A fully glazed door, with a borrowed light over, opens into the

LIVING ROOM 4.6m x 4.55m (15' x 14'9")

Large double-glazed wood sash window with a deep sill to the front aspect, looking out the garden. Attractive fireplace with inset 'wood burner style' gas fire, a tiled hearth and deep mantle over, built-in shelves to one side and exposed granite wall to the other. Useful understairs storage cupboard - ideal lockable storage for a holiday let. Downlighters. Carpet. Radiator. Smoke alarm. Carbon Monoxide monitor.

Stairs rising to first floor.

Panelled door into

DINING ROOM 3m x 2.33m (9'8" x 7'6")

Large double-glazed wood sash window, with a deep sill, to the front aspect looking out to the garden. Radiator.

Opening into

KITCHEN 3.06m x 2.07m (10' x 6'7")

Stylish with a range of shaker-style base units with a butchers block worktop and butlers sink. Washing machine, dishwasher, fridge, and electric oven included. Cupboard housing gas Worcester boiler. Smoke alarm.

From the living room, there is a fully glazed door into

SUN ROOM/OFFICE OR POSSIBLE 3RD BEDROOM 3.2m x 2m (10'4" x 6'5")

The adaptable room has a large double-glazed wood window to one side letting in lots of light and two large skylights above. The room would make an ideal work-from-home space or 3rd bedroom, with the added bonus of having a compact en-suite. Terracotta tiled floor. Radiator.

Door to outside with access to the seafront.

WC/WETROOM 1m x 1.46m (3'2" x 4'7")

Double-glazed wood window to the rear aspect. Triton Electric shower. Close coupled WC. Wall-mounted wash hand basin. Downlighter. Fully tiled. Terracotta tiled floor.

From the living room carpeted stairs rise to the first floor.

FIRST FLOOR LANDING

Window to the rear aspect with deep sill. Smoke alarm. Radiator.

Doors to

BEDROOM 1 4.6m x 2.74m (15' x 9'9")

Double-glazed wood sash window to the front aspect looking out to the pretty garden. Double-glazed wood window to the rear aspect. Large built-in wardrobe with hanging rail and shelves. Access to loft space. Carpet. Radiator.

FAMILY BATHROOM 2.8m x 1.76m (9'2" x 5'7")

Double-glazed window to the rear aspect. Large bath with glass shower screen and shower over. Pedestal wash hand basin. Close coupled WC. Downlighter. Wood Floor. Radiator.

BEDROOM 2 3.69m x 2.74m (12'1" x 8'10")

Double-glazed wood sash window to the front aspect with a garden view. Large built-in wardrobe with hanging rail and shelves. Wood panelled wall with borrowed light. Carpet.

OUTSIDE

Just outside the front of the cottage, there is an attractive herringbone paved patio, ideal for outside dining or catching the sun. The mature well well-stocked garden is marvelous, larger than anticipated, and very private.

There are two good-sized parking spaces.

From the rear of the cottage, there is a small shared courtyard that gives access via a gate to a path to the seafront and promenade - a proper private hidden gem of a location.

DETAILS DISCLAIMER

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



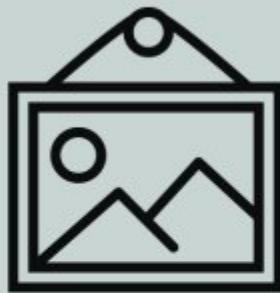


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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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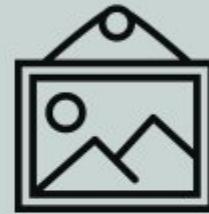


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