


**Toltuff Crescent, Penzance, Cornwall**

Asking Price: £485,000

Miller Countrywide


Miller
Country wide
Penzance
01736
364260
FOR SALE











Set within the highly sought after Toltuff Crescent and benefiting from rear access onto Love Lane, this deceptively spacious four-bedroom detached home offers flexible family living, generous outdoor space and stunning sea views from the main bedroom. An early viewing is highly advised to appreciate this property.

The accommodation is well arranged and full of character. On the ground floor, the heart of the home is the impressive kitchen/dining room, complete with a wood-burning stove creating a warm and welcoming atmosphere for family meals and entertaining. A separate lounge also features a wood burner, providing a cosy retreat during the cooler months. The versatile fourth bedroom is located on this level and benefits from its own en-suite shower room, making it ideal for guests, multi-generational living or those seeking single-level accommodation. Completing the ground floor is a useful utility cupboard and a separate WC.

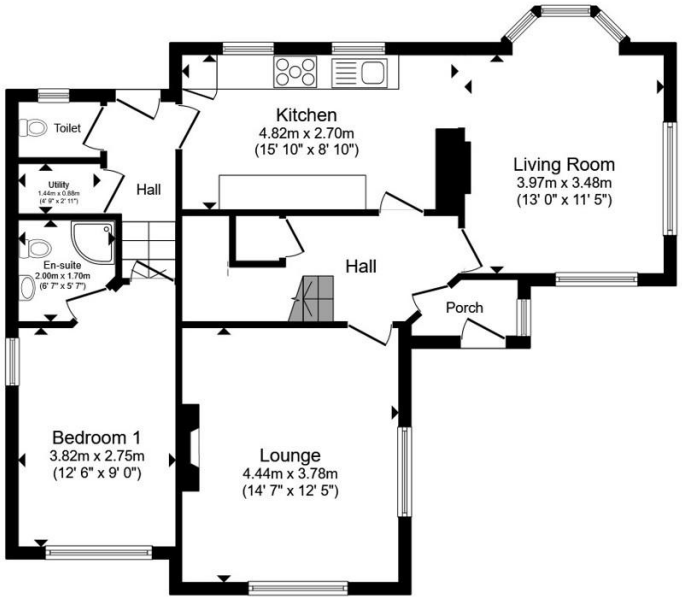
Upstairs, there are three further bedrooms and a family bathroom. The main bedroom is a particular highlight, enjoying a Juliet balcony with delightful sea views.

Externally, the property continues to impress with a large, mature and well-established garden providing plenty of space for relaxation, gardening and outdoor entertaining. A summer house with seating area creates an idyllic place to unwind and enjoy the garden during the summer months. The rear access onto Love Lane adds practicality and convenience, while a driveway to the front provides off-road parking.

Agents note re mobile signal taken from the Ofcom website: EE and Three: Good outdoor and in-home Vodafone and O2: Good outdoor, variable in-home








**Ground Floor**

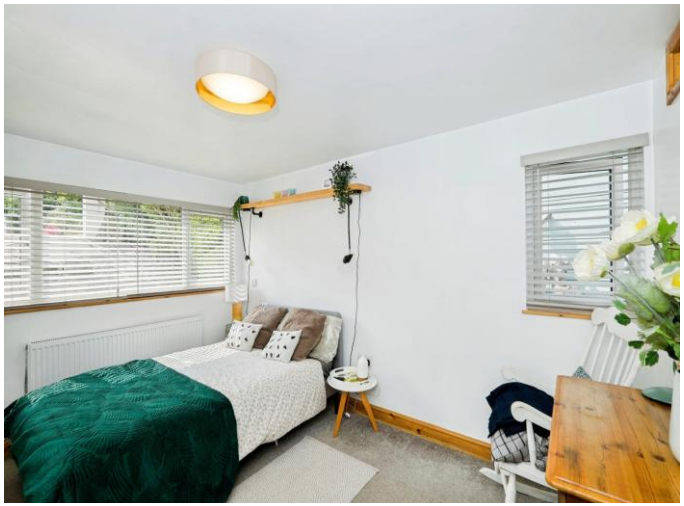



**First Floor**

Total floor area 130.1 m² (1,400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: PNZ_PNZ260391_R6PL_8