



**24 Gurnick Road, Newlyn,
Penzance, TR18 5DG**









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ASKING PRICE £398,000 - FREEHOLD

Lovely sea views over Mount's Bay towards St Michel's Mount and beyond from the first floor of this well presented three bedroom detached dormer bungalow set in large gardens which has planning permission to erect a further property, details of which can be obtained from our office.

- * THREE BEDROOMS * KITCHEN/FAMILY ROOM * BATHROOM ***
- * FIRST FLOOR CLOAKROOM * GAS CENTRAL HEATING ***
- * SEA VIEWS OVER MOUNTS BAY * LARGE GARDENS ***
- * PLANNING PERMISSION TO ERECT A FURTHER BUILDING TO THE SIDE ***
- * OFF ROAD PARKING * EPC = E * COUNCIL TAX BAND = C ***

The property has spacious accommodation which makes an ideal family home and really needs to be viewed internally to appreciate to the full. The accommodation can be quite versatile given the extension to the rear and could be used in a variety of ways. There is a long drive to the front of the property and large gardens to the side which has planning permission for a further property.

ENTRANCE HALL: Coats cupboard, storage housing gas central heating boiler, radiator.

LIVING ROOM: 18' 8" x 9' 8" (5.7m x 2.97m) UPVC double glazed window overlooking rear garden, TV point, double glazed door to garden, two radiators. Door to:

BEDROOM THREE: 9' 2" x 7' 10" (2.8m x 2.4m) Double glazed window overlooking gardens, double glazing sliding patio door to garden, TV point, radiator.

KITCHEN/FAMILY ROOM: 24' 3" x 9' 6" (7.4m x 2.9m) UPVC double glazed window overlooking front garden, TV point, open plan enters kitchen area, stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in double oven, four ring hob with extractor fan over, sunken spot lights, radiator.

BATHROOM: White suite comprising P shape bath with shower over and glazed screen, vanity unit with wash hand basin and cupboard below, low level WC, UPVC double glazed window, fully tiled wall, chrome towel rail.

Stairs from entrance hall to:

FIRST FLOOR LANDING: Built in cupboard with plumbing for washing machine.

CLOAKROOM: White suite comprising low level WC, wash hand basin, double glazed window and radiator.

BEDROOM ONE: 12' 7" x 9' 3" (3.84m x 2.84m) Double glazed window with lovely panoramic sea views across Mount's Bay and St Michael's Mount, fitted wardrobes with mirrored door, radiator, sliding door to en

suite, fully tiled shower.

BEDROOM TWO: 12' 7" x 7' 8" (3.86m x 2.36m) Double glazed window to rear, built in wardrobes, radiator.

OUTSIDE: Large lawned area to the side of the property which has planning permission for a detached dwelling, long driveway with off road parking. To the rear of the property is another small garden with large shed.

SERVICES: Mains water, electricity, gas and drainage.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

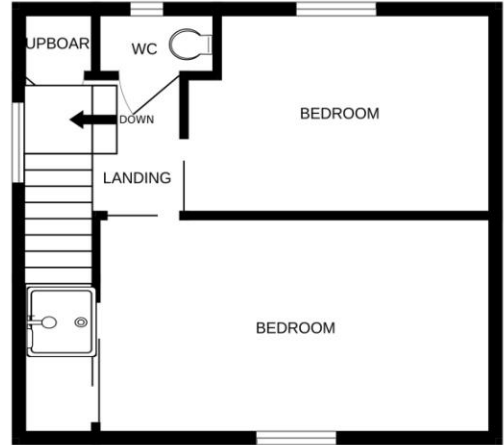
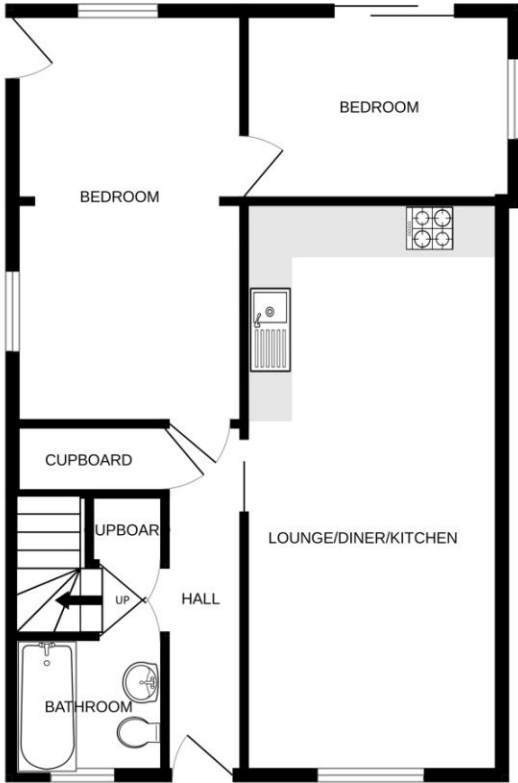
ANTIMONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

GROUND FLOOR

1ST FLOOR



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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Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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