



12A Millfield, Gulval, Penzance,  
TR18 3DR















**12A MILLFIELD, GULVAL, PENZANCE, TR18 3DR**

**GUIDE PRICE £180,000 FREEHOLD**

A chance to acquire a two bedroom end of terrace modern style bungalow with gardens to the front and rear and it's own parking space.

**\* TWO BEDROOMS \* LIVING ROOM \* FITTED KITCHEN \* BATHROOM \***

**\* DOUBLE GLAZING \* ELECTRIC HEATING \* GARDENS TO FRONT AND REAR \***

**\* OWN PARKING SPACE \* IDEAL INVESTMENT OR RETIREMENT BUNGALOW \***

**\* CONVENIENTLY LOCATED \* EPC = F \* COUNCIL TAX BAND = A \***

**\* VIEWING RECOMMENDED \* ELECTRIC HEATING \* APPROXIMATELY 42 SQUARE METRES \***

The property has well proportioned living accommodation which is offered in good order and needs to be viewed to appreciate in full. There are lawned gardens to both the front and rear and the property has it's own parking space. Gulval is a popular village on the outskirts of Penzance, within close proximity of local supermarkets and other amenities and close to the sandy beaches of Mounts Bay. Due to the popularity of properties such as this, we recommend an early appointment to view.

**DOUBLE GLAZED DOOR TO:**

**LIVING ROOM:** 16' 0" x 8' 8" (4.88m x 2.64m) UPVC double glazed window overlooking the front garden, built in cupboard housing the hot water cylinder, television point. Open to:

**KITCHEN:** 8' 0" x 7' 10" (2.44m x 2.39m) Stainless steel inset single sink unit with cupboards below, fitted wall and base units, work surfaces and power points, electric cooker point, UPVC double glazed window overlooking the rear garden.

**BEDROOM ONE:** 8' 8" x 8' 0" (2.64m x 2.44m) Individually thermostatically controlled electric radiator, UPVC double glazed window to the front, built in double wardrobe.

**BEDROOM TWO:** 9' 5" x 8' 8" (2.87m x 2.64m) Individually thermostatically controlled electric radiator, UPVC double glazed window over looking the rear garden, built in wardrobe.

**BATHROOM:** White suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level w.c. Complementary tiling. UPVC double glazed window to the rear. Dimplex wall heater.

**OUTSIDE:** The property has gardens to both the front and rear with the rear garden backing onto a small stream and a parking space.

**DIRECTIONS:** From Penzance, proceed in an easterly direction. Upon reaching the large roundabout on the outskirts of Penzance, take the second left into Branwell Lane, proceed along this road passing Tesco and the building suppliers and you will find Millfield on your left hand side.

**SERVICES:** Mains water, electricity and drainage.

**NB:** We have been informed that the roof is likely to need replacing.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

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

**ANTI MONEY 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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