



11 Tower Meadows, St. Buryan,  
Penzance, Cornwall, TR19 6AJ









**11 TOWER MEADOWS, ST. BURYAN, PENZANCE, CORNWALL, TR19 6AJ**

**GUIDE PRICE £485,000 FREEHOLD**

A recently refurbished detached four bedroom family home with front and rear gardens and double garage, situated within the popular village of St Buryan close to all local amenities.

**\* FOUR BEDROOMS \* EN SUITE SHOWER ROOM TO MAIN BEDROOM \***

**\* FAMILY BATHROOM \* LOUNGE WITH WOOD BURNER \* KITCHEN/DINING ROOM \***

**CONSERVATORY \* DOUBLE GLAZING \* CENTRAL HEATING \***

**\* GOOD DECORATIVE ORDER \* IDEAL FAMILY HOME \* CUL-DE-SAC POSITION \***

**\* CLOSE TO MOST AMENITIES \* POPULAR VILLAGE LOCATION \***

**\* EPC = C \* COUNCIL TAX BAND = E \* APPROXIMATELY 134 SQUARE METRES \***

A recently refurbished and well presented four bedroom detached executive style family home with gardens and double garage situated in a quiet residential cul-de-sac in the popular village of St Buryan, therefore within close proximity of most amenities. The accommodation comprises of lounge, kitchen/dining room, conservatory and cloakroom on the ground floor. Turned staircase leads to spacious landing with four double bedrooms, one of which is en-suite and family bathroom. Paved low maintenance gardens to both the front and rear and off street parking for several vehicles leads to double garage. The property is offered for sale double glazed and oil fired centrally heated, with no onward chain and would make an ideal family home. Due to its proximity to the centre of the village of St Buryan with its local shop, church, public house and nearby junior school, a viewing is highly recommended.

Wooden front door into:

**ENTRANCE VESTIBULE:** Coats hanging space, built in shelved cupboard, glazed door into:

**MAIN HALLWAY:** Laminate wood floor, radiator, turned staircase rising with cupboard downstairs, door to:

**CLOAKROOM:** Extractor fan, radiator, wash hand basin, WC.

**LOUNGE:** 20' 3" x 13' 4" (6.17m x 4.06m) Double glazed sash window to front, two radiators, patio doors into rear garden, TV, telephone and satellite points, free standing wood burner on slate hearth, granite lintel over.

**KITCHEN/DINING ROOM:** 20' 2" x 14' 2" (6.15m x 4.32m) Double glazed windows to front and rear, two radiators, telephone point, inset spotlights, base and wall units with worksurfaces and tiling over, oil fired boiler supplying domestic hot water and central heating, double Neff oven with hob and extractor over, one and a half bowl stainless steel sink unit, built in dishwasher, space for under counter fridge, integral fridge/freezer, central island with cupboards and drawers below, half glazed door to:

**CONSERVATORY:** 12' 1" x 8' 0" (3.68m x 2.44m) Fully glazed with low level walls under, polycarbonate vaulted roof, laminate wood floor throughout. Door to rear garden.

**FIRST FLOOR LANDING:** Access to loft, circular window to rear, built in cupboard, doors to:

**BEDROOM ONE:** 12' 0" x 9' 10" (3.66m x 3.00m) Double glazed window to front with views over St Buryan church, radiator, telephone and TV point, door to:

**EN-SUITE:** Heated towel rail, WC, extractor fan, inset spotlights, pedestal wash hand basin, shaver light and point, fully tiled mains shower cubicle.

**BEDROOM TWO:** 11' 3" x 8' 4" (3.43m x 2.54m) Double glazed window to front with views over St Buryan church, radiator, TV point.

**BEDROOM THREE:** 13' 4" x 11' 2" (4.06m x 3.40m) Double glazed window to rear with sea glimpses, radiator, TV point.

**BEDROOM FOUR:** 14' 2" x 7' 7" (4.32m x 2.31m) Double glazed window to rear, radiator, TV point.

**BATHROOM:** Double glazed window to front, inset spotlights, extractor fan, heated towel rail, pedestal wash hand basin, shaver point and light, WC, bath with electric shower over.

**OUTSIDE:** The front garden is laid to patio enclosed by granite hedging, side gate leads to further patio garden with oil tank and wood store, which in turn leads to the rear garden, again mainly laid to patio, with established shrubs and plant borders all enclosed by granite hedging. To the left hand side of the property there is parking for multiple vehicles which leads to the double garage, loosely divided into two, with one electric open and up over door, vaulted ceiling, two windows to rear, pedestrian door into back garden, power and light connected.

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

**DIRECTIONS:** Proceed into the village of St Buryan from Penzance, taking the first turning right just before the church, continue along this road for approximately 400 yards, turning left into Tower Meadows whereby the property can be found on your right hand side at the end of the cul-de-sac.

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

**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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