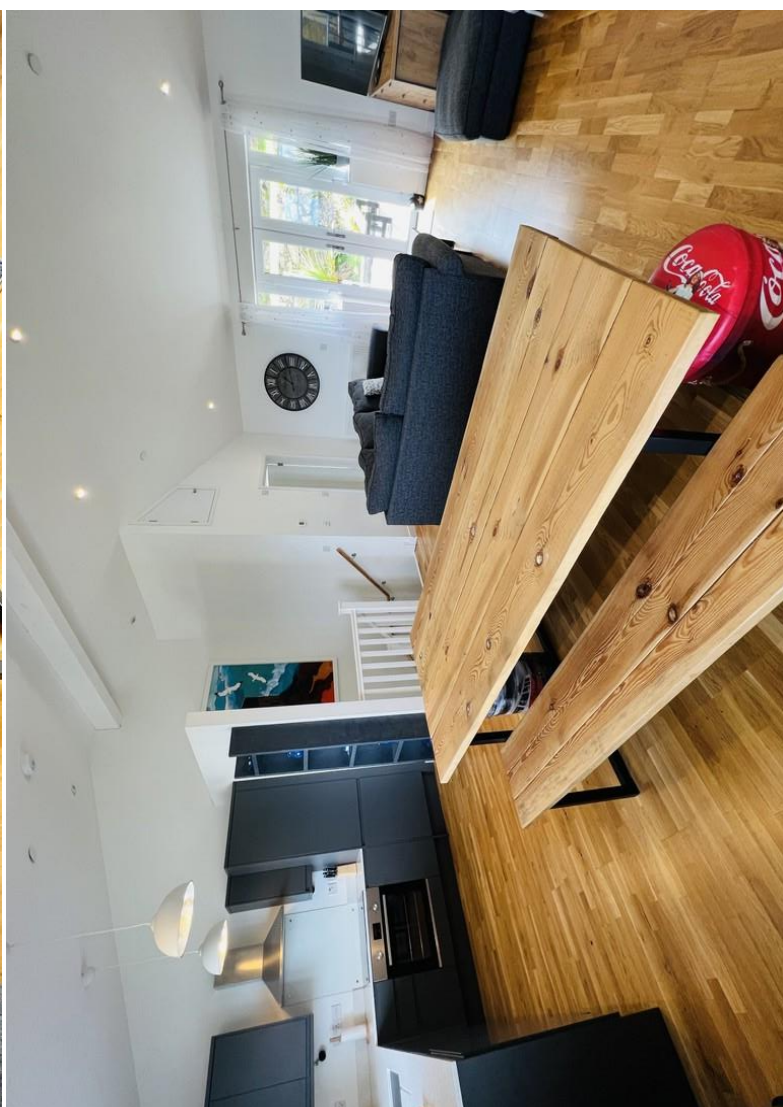
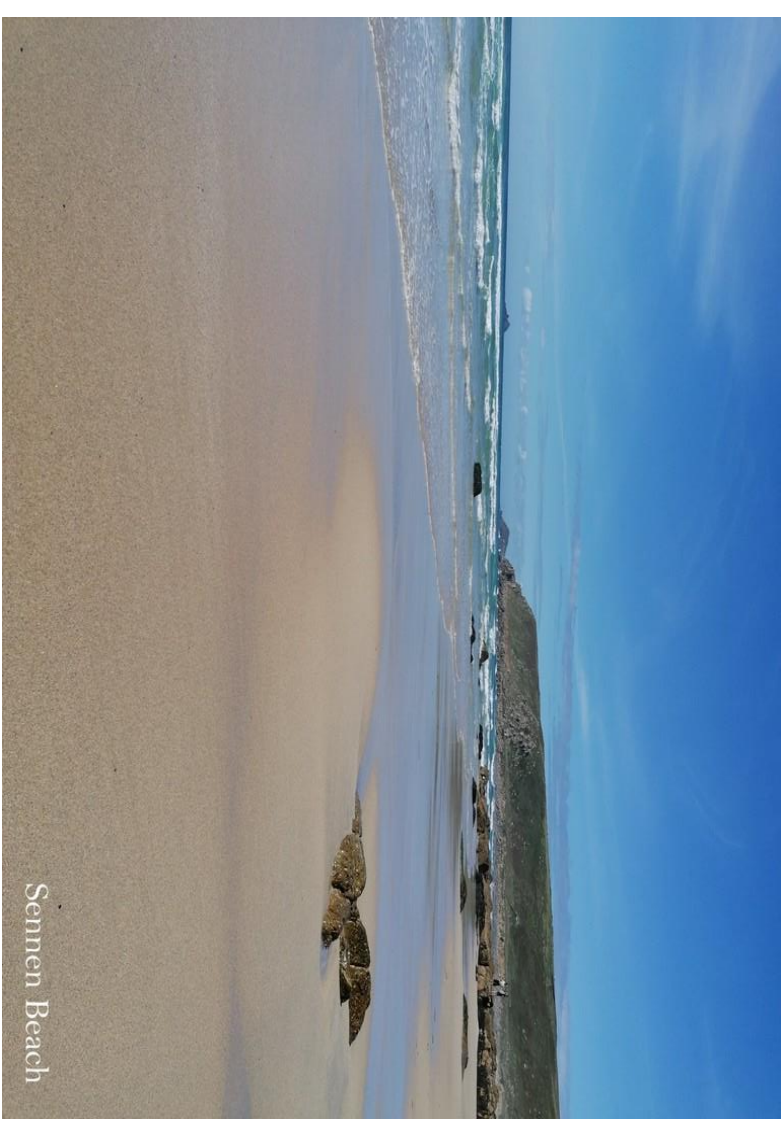




1 Pengelly Court
Sennen Cove
TR19 7DF







Sennen Beach

Coastal Footpath

1 PENGELLY COURT, SENNEN COVE, PENZANCE, TR19 7DF

GUIDE PRICE £575,000 - FREEHOLD

Lovely sea views over Sennen cove and beyond from this extremely well presented three bedroom reverse level modern home which was built approximately five years ago to a high standard and really needs to be viewed internally to appreciate to the full.

- * THREE BEDROOMS * CLOAKROOM * SHOWER ROOM ***
- * SPACIOUS LOUNGE / DINING ROOM * WELL FITTED KITCHEN ***
- * UNDERFLOOR CENTRAL HEATING TO THE GROUND FLOOR ***
- * RADIATORS TO THE FIRST FLOOR * AIR SOURCE HEAT PUMP ***
- * ENCLOSED COURTYARD GARDEN TO THE REAR WITH SEA VIEWS ***
- * PARKING FOR TWO CARS TO THE FRONT ***
- * GOOD DECORATIVE ORDER THROUGHOUT ***
- * IDEAL FAMILY OR HOLIDAY HOME * SOUGHT AFTER LOCATION ***
- * SHORT STROLL FROM THE BEACH * EPC = B * COUNCIL TAX BAND = C ***
- * APPROXIMATELY 89 SQUARE METRES ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***

The property has well proportioned living accommodation which is offered in good decorative order throughout with good sea views and just a short stroll from the sea front and sandy beaches at Sennen cove. To the rear of the property there is an attractive terraced garden having some sea views. There is also parking to the front of the property for two cars and we would highly recommend an early appointment to view.

ENTRANCE HALL: Laminate flooring, underfloor heating, built in cupboard.

CLOAKROOM: White suite comprising wash hand basin, low level w.c., tiled floors, underfloor heating, double glazed window.

BEDROOM ONE: 14' 7" x 8' 8" (4.44m x 2.64m) Built in double wardrobes, laminate flooring, underfloor heating, double glazed window, wall lights.

BEDROOM TWO: 10' 8" x 7' 5" (3.25m x 2.26m) Double glazed window, laminate flooring, underfloor heating, built in cupboard.

BEDROOM THREE: 10' 9" x 8' 3" (3.28m x 2.51m) Double glazed window with sea views over Sennen cove, laminate flooring, underfloor heating.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR

LIVING ROOM: 23' 4" x 13' 8" (7.11m x 4.17m) Double glazed windows with views over Sennen cove and beyond, laminate flooring, high pitched ceilings, sunken spotlights, tv point, three radiators, double glazed doors to rear courtyard.

KITCHEN AREA: approximately 9' 7" x 8' 4" (2.92m x 2.54m) One and a half bowl stainless steel sink with cupboards below, double glazed window with lovely sea views over Sennen cove and beyond, Quartz work surfaces, range of built in wall and base units, integrated fridge, freezer, dishwasher and washing machine, built in oven with four ring hob and extractor hood.

SHOWER ROOM: White suite comprising pedestal wash hand basin, low level w.c., glazed shower cubicle with chrome fittings, tiled flooring, underfloor heating, double glazed window, chrome towel rail.

OUTSIDE: To the rear of the property there is an enclosed terraced garden with, sea views, flower border and side access to:

PARKING: To the front of the property for two cars.

SERVICES: Mains water, electricity and drainage. Air source heat pump for heating.

DIRECTIONAL NOTE: From Penzance take the A30 in a westerly direction towards Lands End. Upon reaching Sennen at the roundabout take the second exit into the cove. At the bottom of the hill continue long the seafront and just after the bus turning area turn left into Pengelly Court.

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

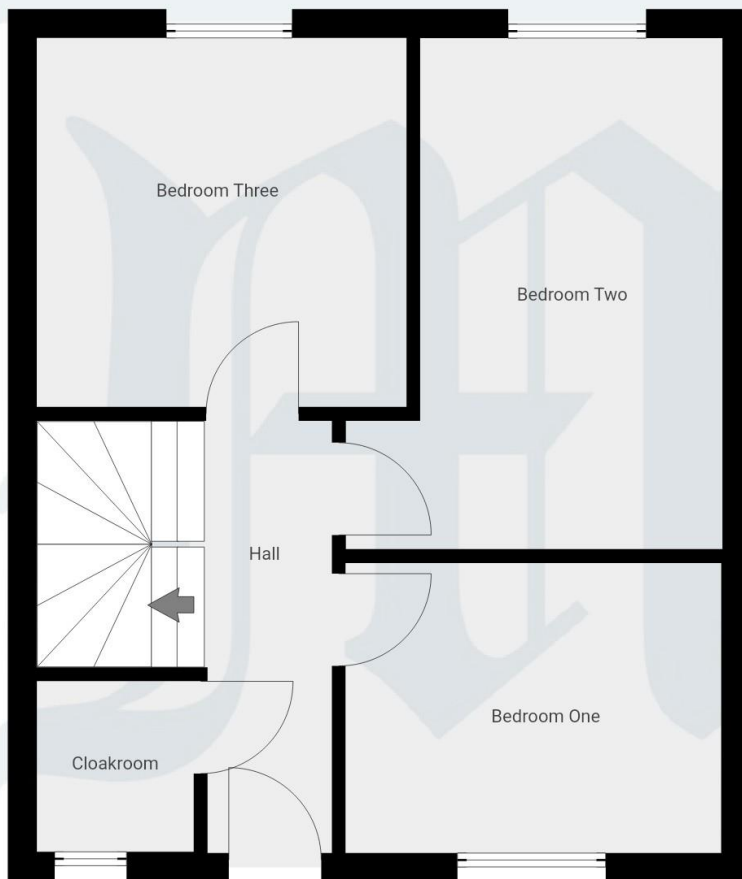
LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

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.

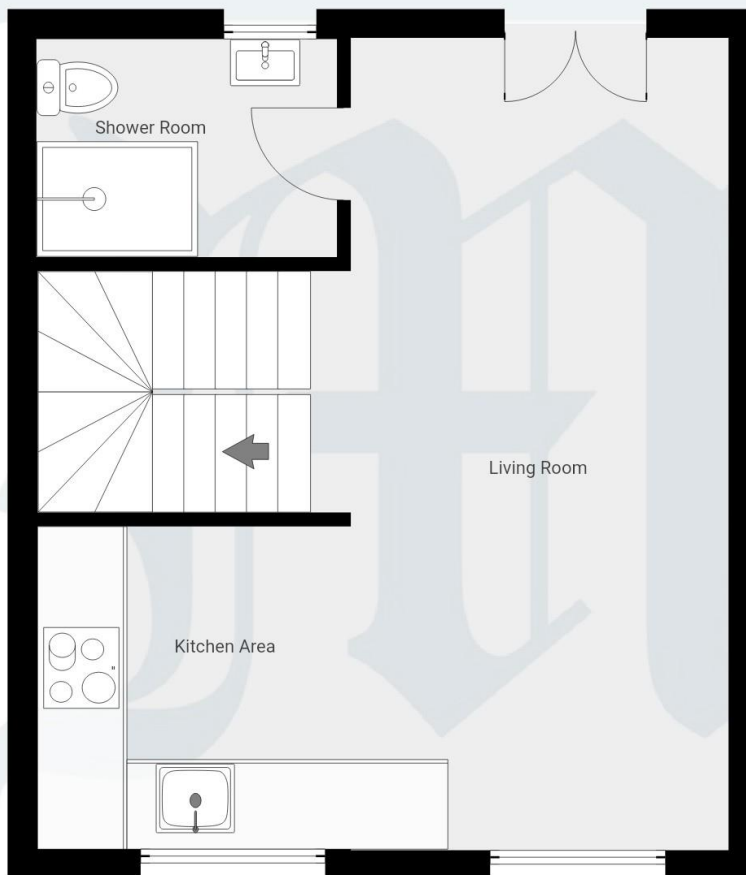
PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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.

Ground Floor



First Floor



Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk